

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2005 Assessment Roll

**Area Name / Number:** Mt. Baker/Seward Park - 81

**Previous Physical Inspection:** 2003

**Improved Sales:**

Number of Sales: 530

Range of Sale Dates: 1/2003 - 12/2004

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2004 Value</b>	\$142,000	\$244,100	\$386,100	\$427,900	90.2%	15.31%
<b>2005 Value</b>	\$145,300	\$272,100	\$417,400	\$427,900	97.5%	15.16%
<b>Change</b>	+\$3,300	+\$28,000	+\$31,300		+7.3%	-0.15%
<b>% Change</b>	+2.3%	+11.5%	+8.1%		+8.1%	-0.98%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.15% and -0.98 % represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2004 Value</b>	\$164,600	\$236,000	\$400,600
<b>2005 Value</b>	\$168,500	\$267,100	\$435,600
<b>Percent Change</b>	+2.4%	+13.2%	+8.7%

Number of one to three unit residences in the Population: 4963

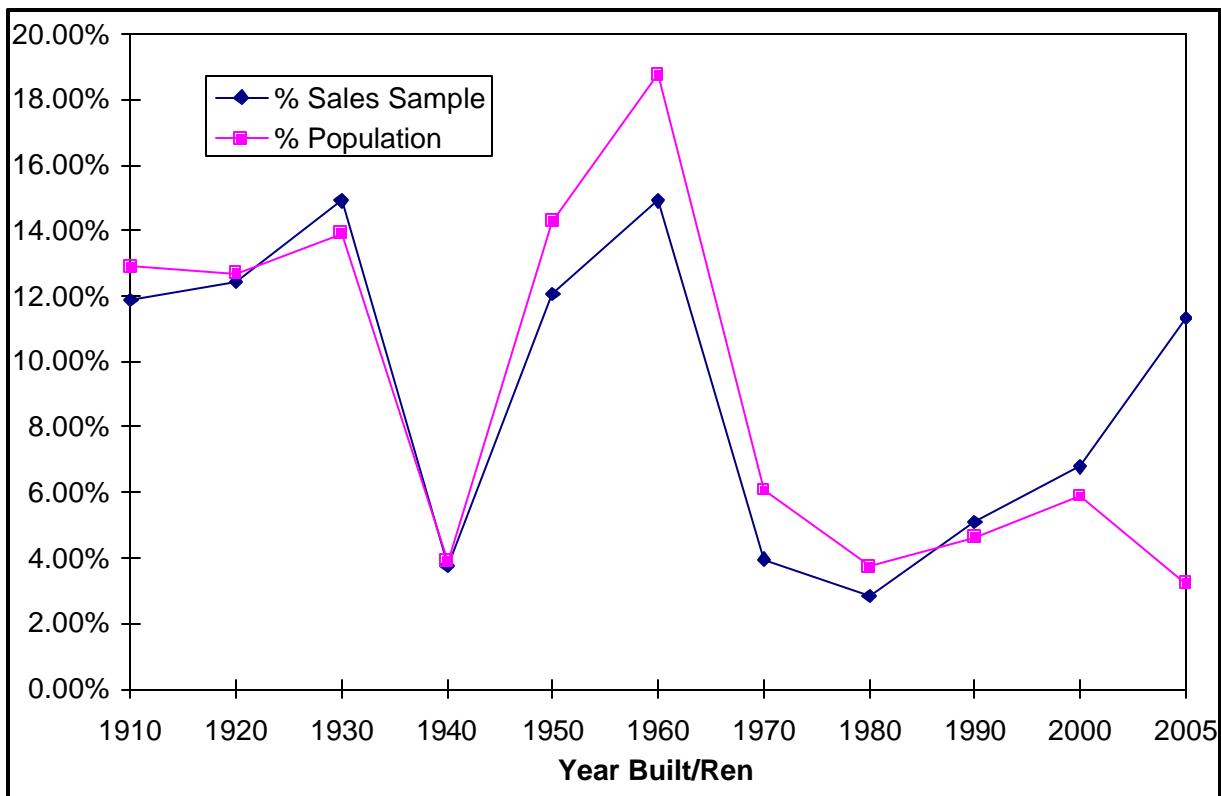
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results for the *non-waterfront* improved parcels showed that two characteristic-based variables needed to be included in the update formula in order to improve uniformity of assessments throughout the area. For instance, homes with a New Year Built/Renovate >2000 had a higher average ratio (assessed value/sales price) than other homes, so the formula adjusts these properties downward more than others thus improving equalization. Parcels coded with a Fair or Average view of Lake Washington had a lower average ratio (assessed value/sales price) than other homes, so the formula adjusts these properties upward more than others thus improving equalization. Due to a limited number of sales of *waterfront* parcels, a waterfront variable could not be derived. Therefore, waterfront parcels were adjusted by the overall adjustment based upon the coefficient derived from the model for this area.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	63	11.89%
1920	66	12.45%
1930	79	14.91%
1940	20	3.77%
1950	64	12.08%
1960	79	14.91%
1970	21	3.96%
1980	15	2.83%
1990	27	5.09%
2000	36	6.79%
2005	60	11.32%
	530	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	640	12.90%
1920	630	12.69%
1930	691	13.92%
1940	194	3.91%
1950	709	14.29%
1960	931	18.76%
1970	301	6.06%
1980	185	3.73%
1990	230	4.63%
2000	292	5.88%
2005	160	3.22%
	4963	

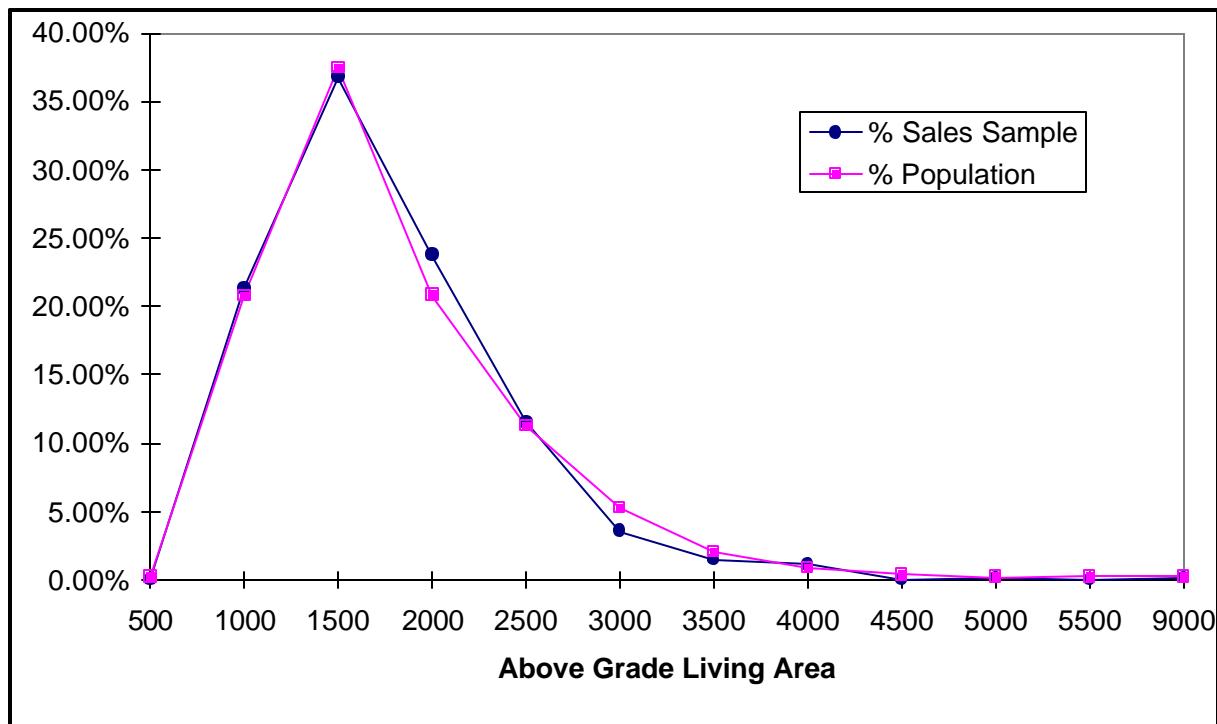


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	113	21.32%
1500	195	36.79%
2000	126	23.77%
2500	61	11.51%
3000	19	3.58%
3500	8	1.51%
4000	6	1.13%
4500	0	0.00%
5000	1	0.19%
5500	0	0.00%
9000	1	0.19%
	530	

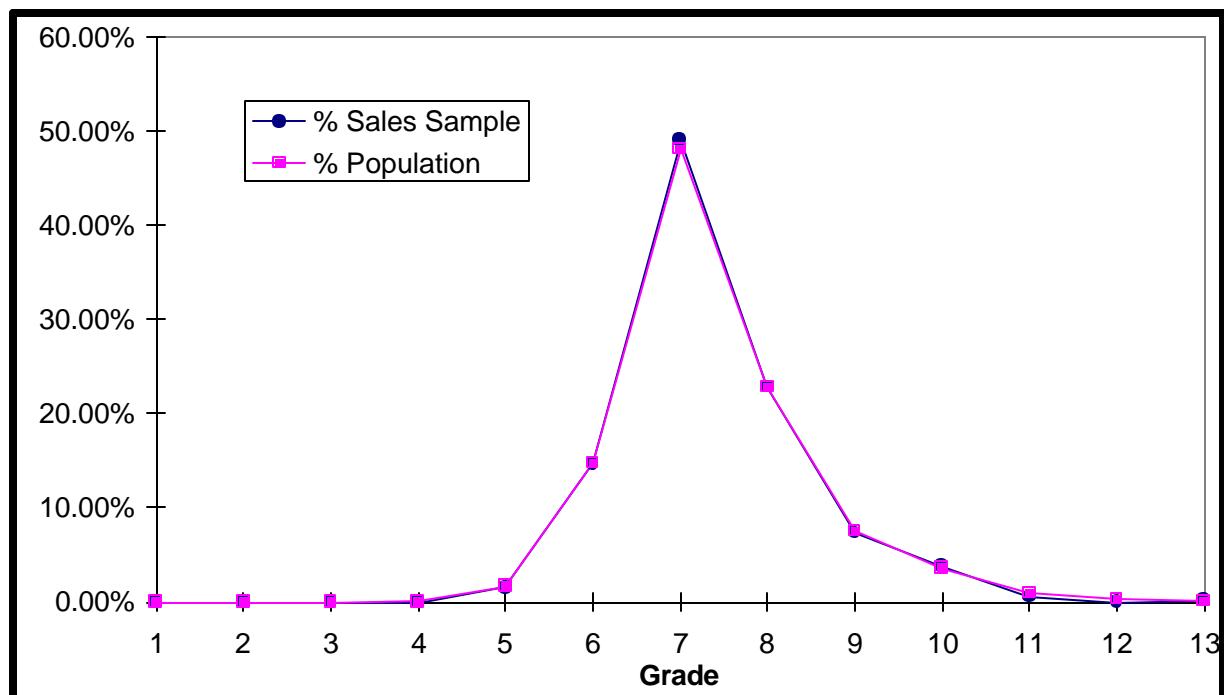
<b>Population</b>		
AGLA	Frequency	% Population
500	10	0.20%
1000	1032	20.79%
1500	1860	37.48%
2000	1034	20.83%
2500	561	11.30%
3000	262	5.28%
3500	102	2.06%
4000	46	0.93%
4500	20	0.40%
5000	11	0.22%
5500	13	0.26%
9000	12	0.24%
	4963	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

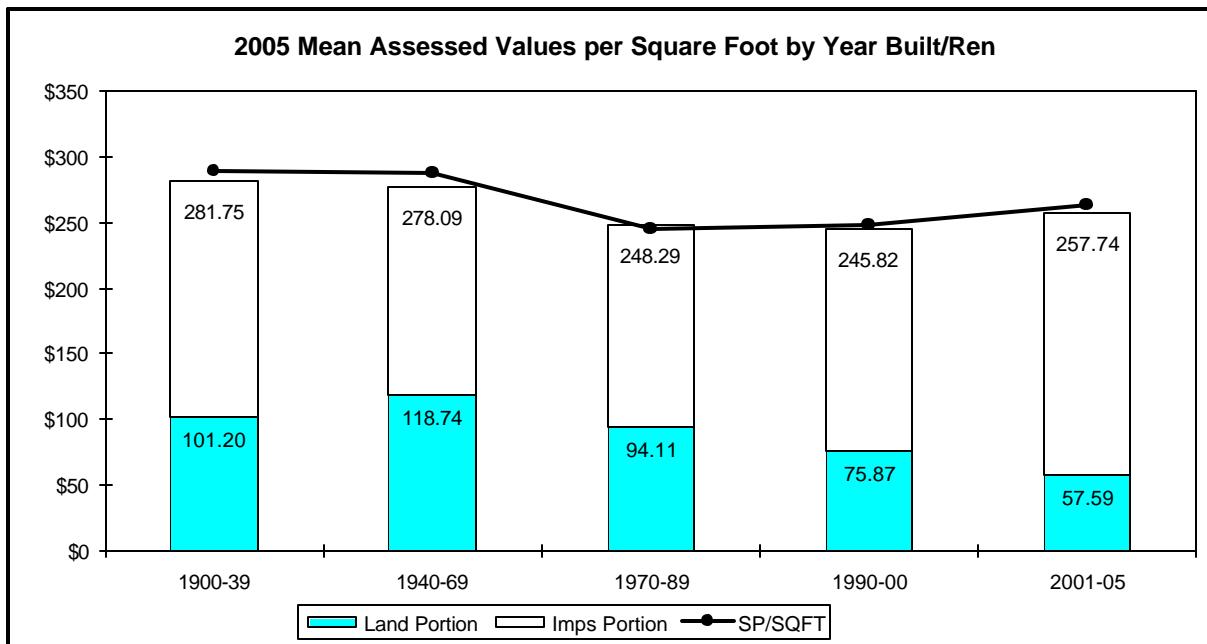
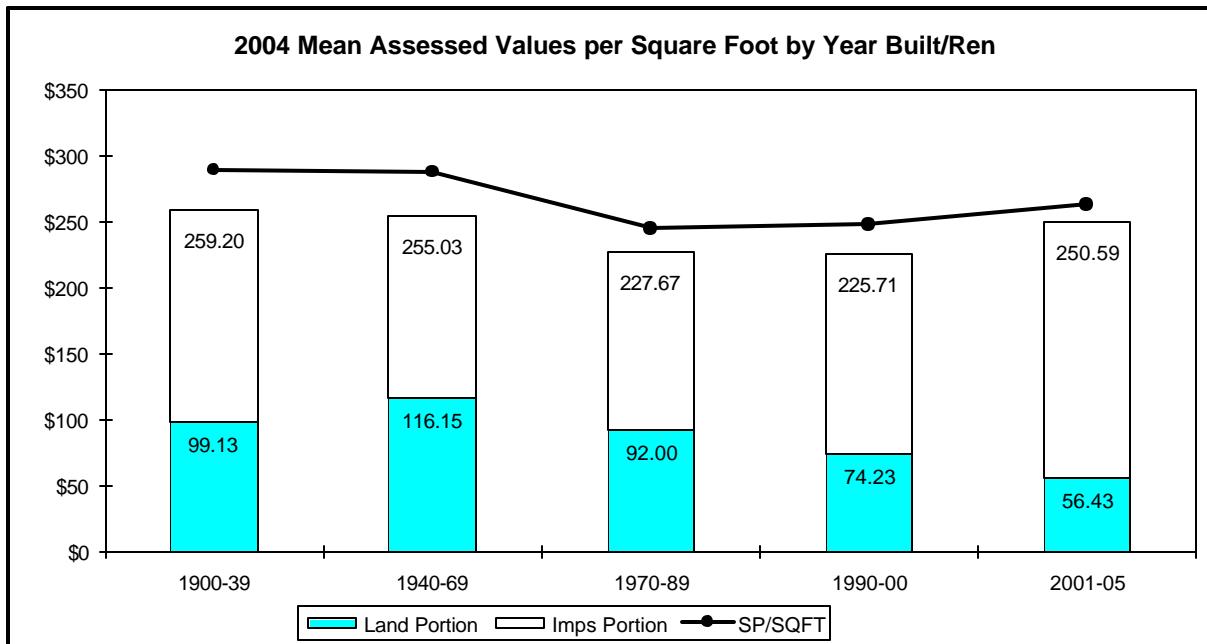
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	2	0.04%
5	8	1.51%	5	83	1.67%
6	78	14.72%	6	733	14.77%
7	260	49.06%	7	2389	48.14%
8	121	22.83%	8	1136	22.89%
9	39	7.36%	9	376	7.58%
10	20	3.77%	10	180	3.63%
11	3	0.57%	11	46	0.93%
12	0	0.00%	12	14	0.28%
13	1	0.19%	13	4	0.08%
	530			4963	



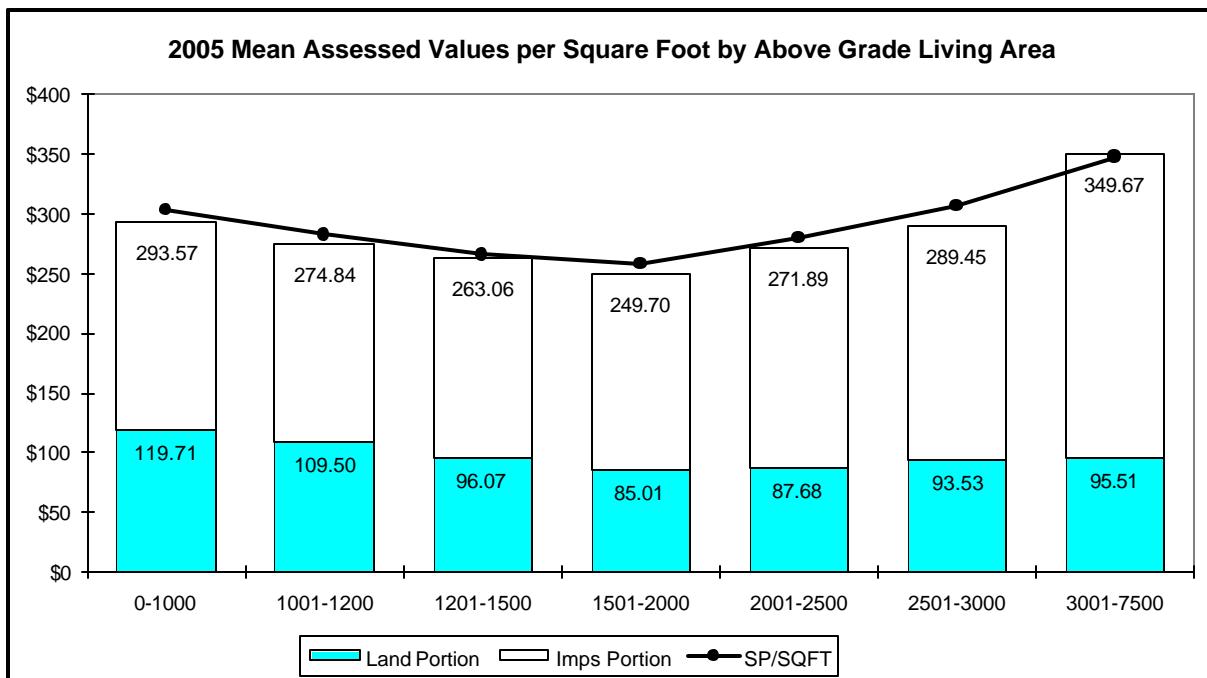
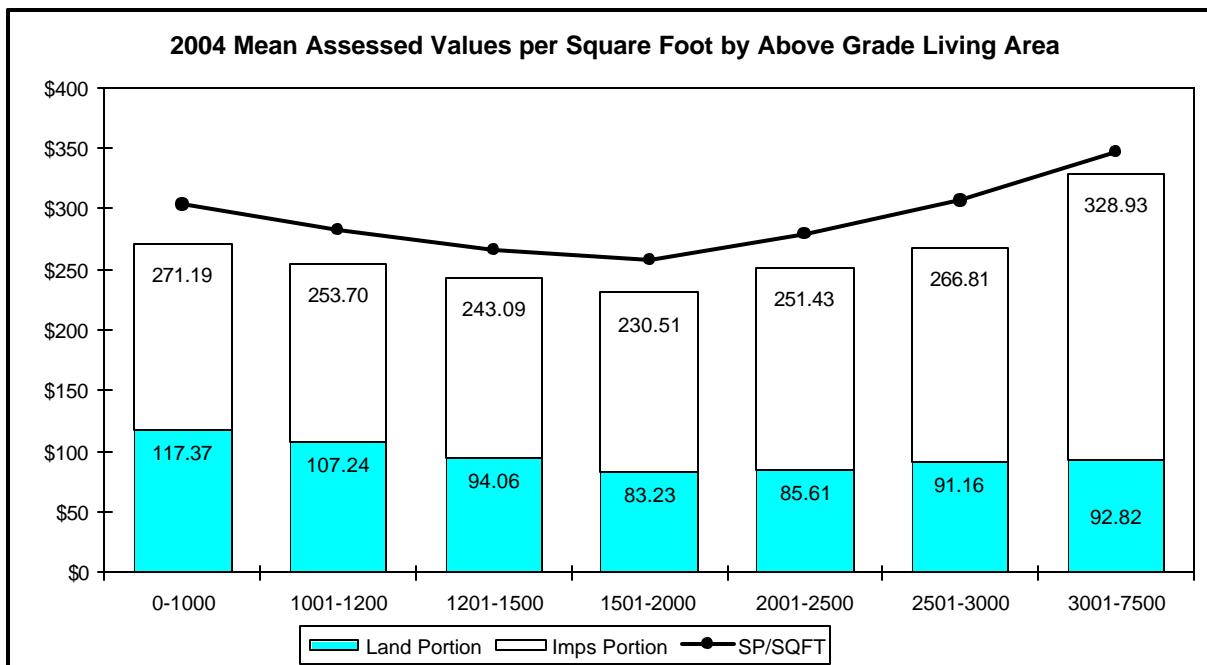
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Year Built / Renovated**



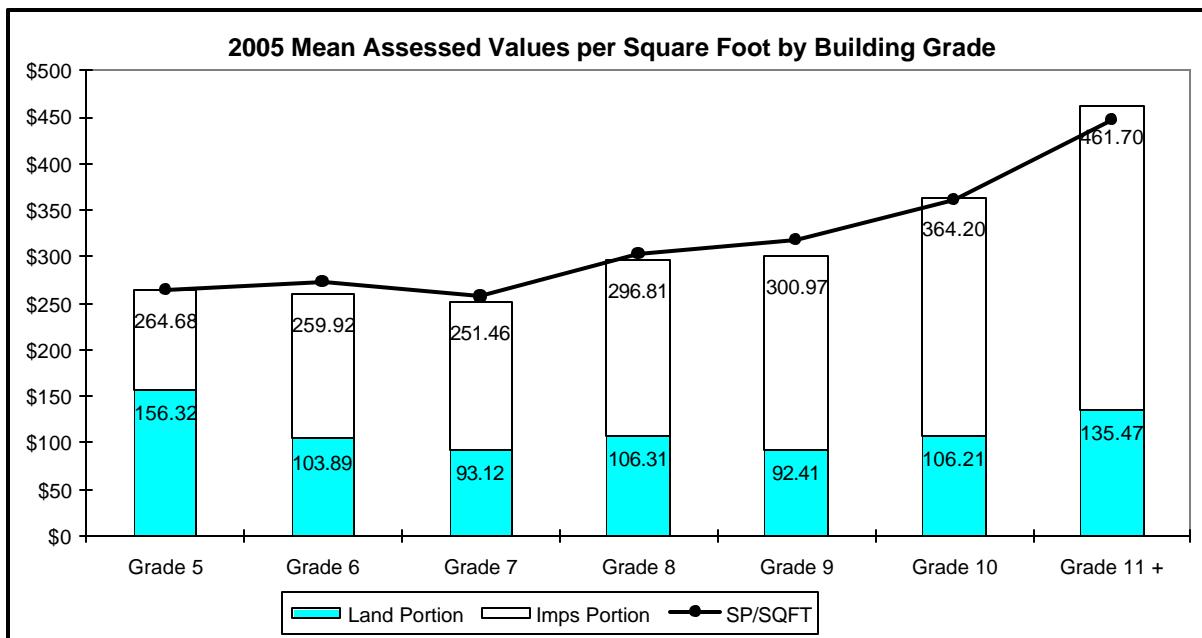
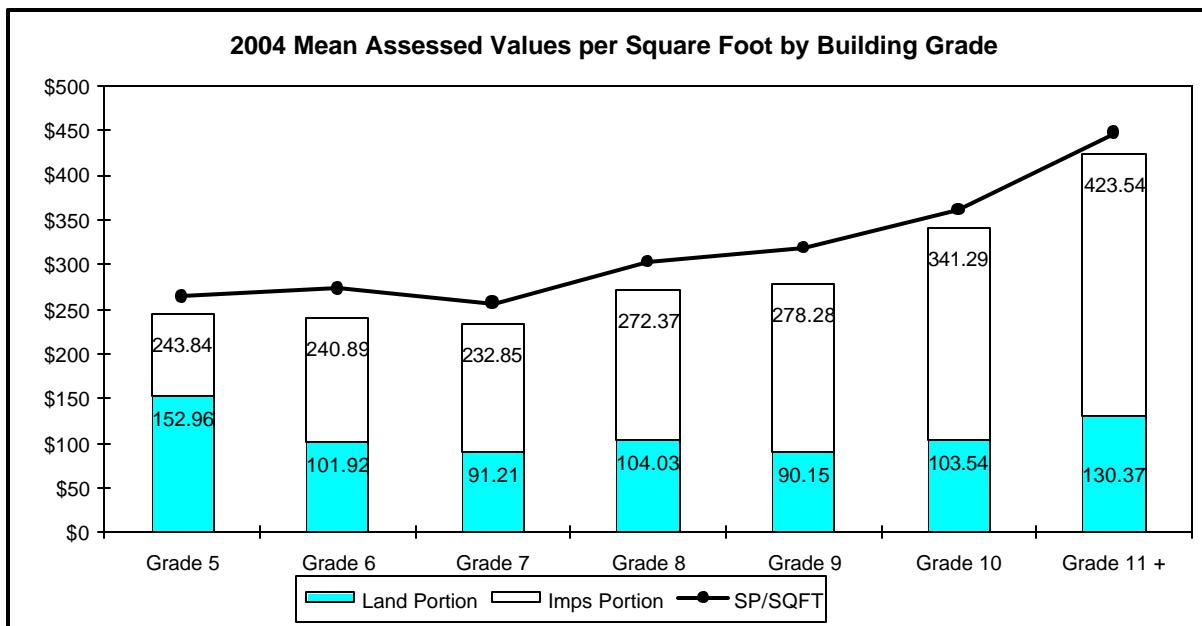
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Above Grade Living Area***

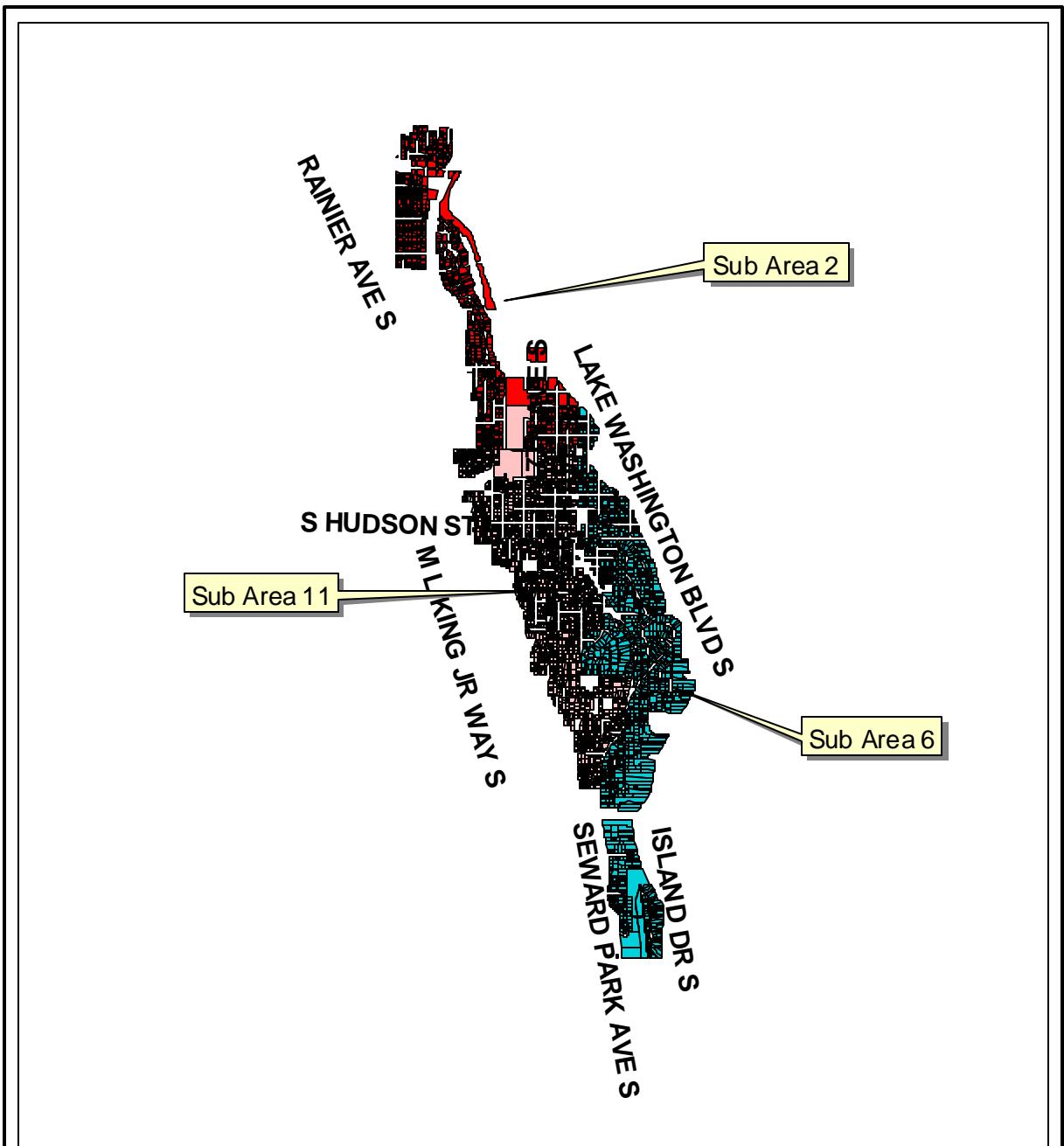


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



## Area 81 Mt. Baker/Seward Park

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June 2, 2005

1000 0 1000 2000 3000 4000 Feet

King County  
Department of Assessments

Legend	
Wc streets.shp	
Sub Areas	
2	Sub Area 2
6	Sub Area 6
11	Sub Area 11

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

Based on the 5 useable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved waterfront and non-waterfront parcels, two separate overall market adjustments were derived. The adjustment for non-waterfront and waterfront land values will be:

#### Non-Waterfront

2005 Land Value = 2004 Land Value x 1.025, with the result rounded down to the next \$1,000.

Or

#### Waterfront

2005 Land Value = 2004 Land Value x 1.05, with the result rounded down to the next \$1,000.

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 530 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Non-Waterfront**

The analysis results for the *non-waterfront* improved parcels showed that two characteristic -based variables needed to be included in the update formula in order to improve uniformity of assessments throughout the area. For instance, homes with a New Year Built/Renovate >2000 had a higher average ratio (assessed value/sales price) than other homes, so the formula adjusts these properties downward more than others thus improving equalization. Parcels coded with a Fair or Average view of Lake Washington had a lower average ratio (assessed value/sales price) than other homes, so the formula adjusts these properties upward more than others thus improving equalization.

*The derived adjustment formula for improved non-waterfront parcels is:*

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / (.9260322 + (0.051021920 \text{ if New Year Built/Renovate is greater than 2000}) - (3.3136330 \text{ if Lake Washington View Coding is Fair or Average}))$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

### **Improved Waterfront**

Due to a limited number of sales of waterfront parcels, a waterfront variable could not be derived. Therefore, waterfront parcels were adjusted by the overall adjustment alone (based on the coefficient derived from the model).

*The derived adjustment formula for improved waterfront parcels is:*

$$2005 \text{ Total Value} = 2004 \text{ Total Value} * 1.0799$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value \*1.081)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value \*1.081).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If improvement count = 1 and an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### **Mobile Home Update**

There are no mobile homes in this area.

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 81 Annual Update *Non-Waterfront* Model Adjustments

**2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

7.99%

New YB/Ren  
(>2000)

Yes

% Adjustment

-5.64%

Lk Wa View  
(Fair or Avg)

Yes

% Adjustment

4.01%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement with a **Year Built/Renovate greater than 2000** will *approximately* receive a 2.35% upward adjustment (7.99% overall - 5.64% New YB/Ren). There are 52 sales and 127 in the population that meet this criteria.

A parcel with a **Fair or Average view of Lake Washington** will approximately receive a 12.00% upward adjustment (7.99% overall + 4.01% Spec View) There are 105 sales and 1098 in the population that meet this criteria.

Parcels that will receive both the **Year Built/Renovate greater than 2000 and the Fair or Average View of Lake Washington** adjustment will approximately receive a 6.36% upward adjustment (7.99% overall - 5.64% for New YB/Ren + 4.01% for Spec View). There are 8 sales and 31 in the population that meet this criteria.

75% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## **Area 81 Annual Update *Waterfront* Adjustments**

**2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

**Overall (if no other adjustments apply)**

7.99%

### **Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

Due to a limited number of sales of waterfront parcels, a model could not be derived for waterfront parcels. Therefore, waterfront parcels are adjusted by the overall adjustment for the area of 7.99%.

There are 4 waterfront sales and 85 in the population.

## Area 81 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.975.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	8	0.925	1.002	8.3%	0.836	1.169
6	78	0.882	0.952	7.9%	0.916	0.988
7	260	0.907	0.979	7.9%	0.960	0.998
8	121	0.897	0.976	8.9%	0.950	1.002
9	39	0.870	0.939	8.0%	0.887	0.992
10	20	0.943	1.004	6.4%	0.948	1.060
11+	4	0.946	1.029	8.7%	0.871	1.186
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1939	222	0.889	0.968	8.9%	0.948	0.988
1940-1969	170	0.889	0.970	9.1%	0.946	0.995
1970-1989	37	0.934	1.020	9.2%	0.986	1.054
1990-2000	41	0.893	0.972	8.9%	0.914	1.031
>2000	60	0.962	0.991	3.0%	0.960	1.021
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	4	0.892	0.988	10.7%	0.634	1.342
Average	442	0.904	0.975	7.9%	0.961	0.989
Good	77	0.905	0.985	8.9%	0.951	1.019
Very Good	7	0.810	0.882	8.9%	0.681	1.084
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	285	0.893	0.971	8.8%	0.953	0.989
1.5	97	0.890	0.968	8.7%	0.937	0.999
2	134	0.911	0.977	7.2%	0.952	1.001
2.5	7	0.907	0.987	8.9%	0.786	1.189
3	7	1.021	1.063	4.1%	1.005	1.122

## Area 81 Annual Update Ratio Confidence Intervals

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A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.975.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0-1000	113	0.893	0.967	8.3%	0.937	0.996
1001-1200	80	0.900	0.975	8.3%	0.942	1.007
1501-2000	126	0.893	0.967	8.3%	0.940	0.995
2001-2500	61	0.899	0.972	8.1%	0.932	1.012
2501-3000	19	0.871	0.944	8.4%	0.870	1.019
3001-7500	16	0.943	1.005	6.6%	0.952	1.059
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Y	189	0.893	0.975	9.2%	0.953	0.996
N	341	0.912	0.976	7.0%	0.959	0.992
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Y	4	0.901	0.977	8.5%	0.626	1.328
N	526	0.902	0.975	8.1%	0.962	0.988
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
2	113	0.891	0.967	8.5%	0.941	0.993
6	144	0.896	0.977	9.1%	0.952	1.002
11	273	0.917	0.981	6.9%	0.962	1.000
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<3000	12	0.982	1.024	4.2%	0.958	1.089
03000-05000	191	0.894	0.964	7.8%	0.943	0.985
05001-08000	245	0.905	0.978	8.0%	0.958	0.997
08001-12000	55	0.898	0.982	9.4%	0.942	1.023
12001-16000	16	0.953	1.037	8.8%	0.955	1.118
16001-43559	11	0.872	0.941	7.9%	0.838	1.045

## Area 81 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.975.

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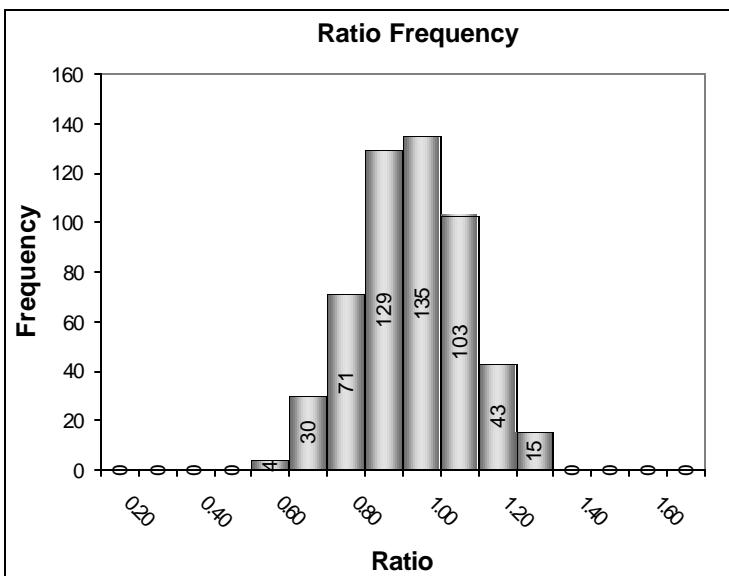
It is difficult to draw valid conclusions when the sales count is low.

New Year Built/Renovate >2000	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Y	60	0.962	0.991	3.0%	0.960	1.021
N	470	0.893	0.973	9.0%	0.959	0.987
Lake Wash (Fair or Avg)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Y	114	0.884	0.984	11.3%	0.956	1.012
N	416	0.909	0.972	6.9%	0.957	0.987

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

<b>District/Team:</b> West Central/Team 2	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 6/2/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> 81 - Mt. Baker/Seward Park	<b>Appr ID:</b> CCHR	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	530		
<b>Mean Assessed Value</b>	386,100		
<b>Mean Sales Price</b>	427,900		
<b>Standard Deviation AV</b>	257,628		
<b>Standard Deviation SP</b>	293,389		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.925		
<b>Median Ratio</b>	0.927		
<b>Weighted Mean Ratio</b>	0.902		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.591		
<b>Highest ratio:</b>	1.285		
<b>Coefficient of Dispersion</b>	12.43%		
<b>Standard Deviation</b>	0.142		
<b>Coefficient of Variation</b>	15.31%		
<b>Price Related Differential (PRD)</b>	1.025		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.905		
<i>Upper limit</i>	0.942		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.913		
<i>Upper limit</i>	0.937		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4963		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.142		
<b>Recommended minimum:</b>	32		
<b>Actual sample size:</b>	530		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	262		
# ratios above mean:	268		
<i>Z:</i>	0.261		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



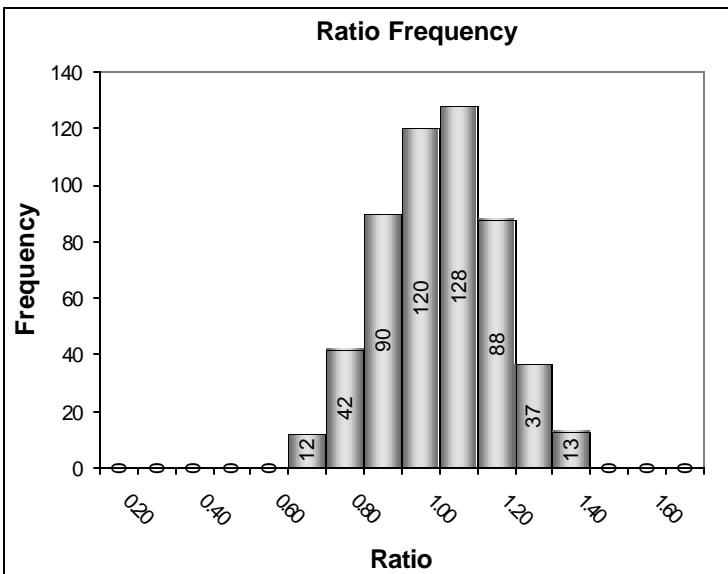
### COMMENTS:

1 to 3 Unit Residences throughout Area 81

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> West Central/Team 2	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 6/2/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> 81 - Mt. Baker/Seward Park	<b>Appr ID:</b> CCHR	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	530		
<b>Mean Assessed Value</b>	417,400		
<b>Mean Sales Price</b>	427,900		
<b>Standard Deviation AV</b>	278.283		
<b>Standard Deviation SP</b>	293.389		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	1.003		
<b>Weighted Mean Ratio</b>	0.975		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.638		
<b>Highest ratio:</b>	1.384		
<b>Coefficient of Dispersion</b>	12.28%		
<b>Standard Deviation</b>	0.151		
<b>Coefficient of Variation</b>	15.16%		
<b>Price Related Differential (PRD)</b>	1.024		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.977		
<i>Upper limit</i>	1.017		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.986		
<i>Upper limit</i>	1.011		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4963		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.151		
<b>Recommended minimum:</b>	37		
<b>Actual sample size:</b>	530		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	263		
# ratios above mean:	267		
<i>Z:</i>	0.174		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

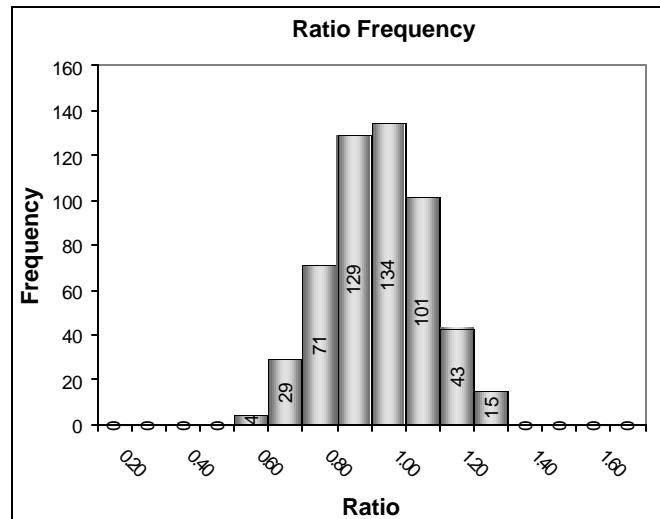
1 to 3 Unit Residences throughout Area 81

Both assessment level and uniformity have been improved by application of the recommended values.

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

<b>District/Team:</b> West Central/Team 2	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 6/2/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>81 Non-Waterfront</b>	<b>Appr ID:</b> CCHR	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 526 <b>Mean Assessed Value</b> 374,100 <b>Mean Sales Price</b> 414,600 <b>Standard Deviation AV</b> 194,158 <b>Standard Deviation SP</b> 226,683			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.925 <b>Median Ratio</b> 0.927 <b>Weighted Mean Ratio</b> 0.902			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.591 <b>Highest ratio:</b> 1.285 <b>Coefficient of Dispersion</b> 12.41% <b>Standard Deviation</b> 0.141 <b>Coefficient of Variation</b> 15.29% <b>Price Related Differential (PRD)</b> 1.025			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> <i>Lower limit</i> 0.905 <i>Upper limit</i> 0.942 <b>95% Confidence: Mean</b> <i>Lower limit</i> 0.913 <i>Upper limit</i> 0.937			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 4878 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.141 <b>Recommended minimum:</b> 32 <b>Actual sample size:</b> 526 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> <i># ratios below mean:</i> 260 <i># ratios above mean:</i> 266 <i>Z:</i> 0.262 <b>Conclusion:</b> <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

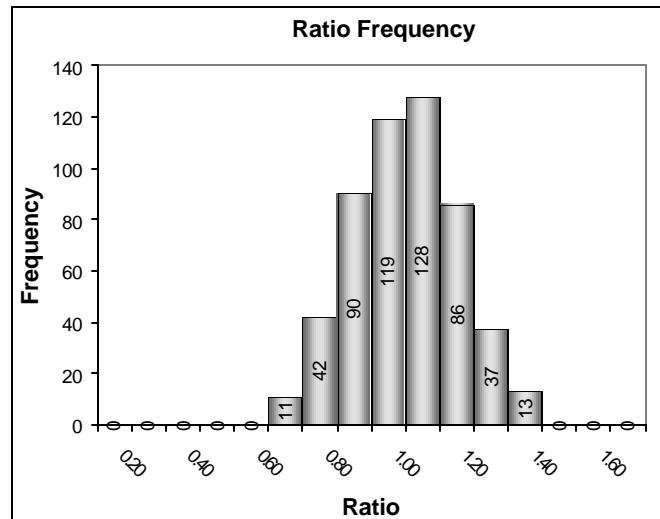
#### NON - WATERFRONT

1 to 3 Unit Non-Waterfront Residences throughout Area 81

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> West Central/Team 2	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 6/2/2005	<b>Sales Dates:</b> 1/2003 - 12/2004																								
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<table border="1"> <tr><td><b>95% Confidence: Median</b></td><td></td><td></td><td></td></tr> <tr><td><b>Lower limit</b></td><td>0.978</td><td></td><td></td></tr> <tr><td><b>Upper limit</b></td><td>1.017</td><td></td><td></td></tr> <tr><td><b>95% Confidence: Mean</b></td><td></td><td></td><td></td></tr> <tr><td><b>Lower limit</b></td><td>0.986</td><td></td><td></td></tr> <tr><td><b>Upper limit</b></td><td>1.011</td><td></td><td></td></tr> </table>				<b>95% Confidence: Median</b>				<b>Lower limit</b>	0.978			<b>Upper limit</b>	1.017			<b>95% Confidence: Mean</b>				<b>Lower limit</b>	0.986			<b>Upper limit</b>	1.011		
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### COMMENTS:

#### NON - WATERFRONT

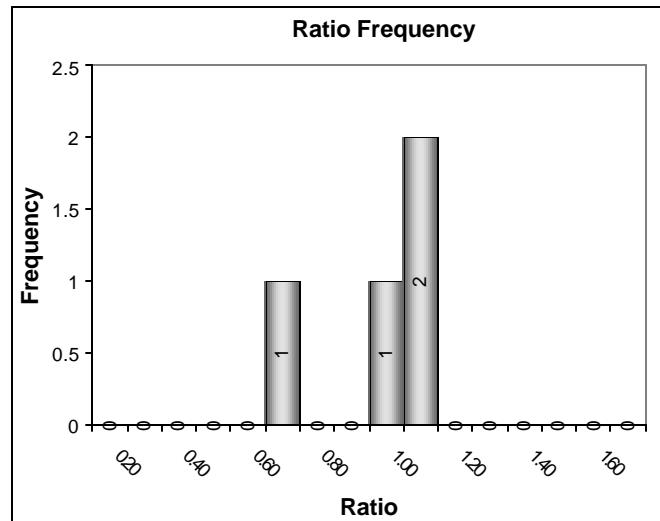
1 to 3 Unit Non-Waterfront Residences throughout Area 81.

Both assessment level and uniformity have been improved by application of the recommended values.

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

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<b>Area</b> <b>81 - WATERFRONT</b>	<b>Appr ID:</b> CCHR	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 4 <b>Mean Assessed Value</b> 1,966,500 <b>Mean Sales Price</b> 2,183,000 <b>Standard Deviation AV</b> 1,323,254 <b>Standard Deviation SP</b> 1,430,952			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.911 <b>Median Ratio</b> 0.963 <b>Weighted Mean Ratio</b> 0.901			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.638 <b>Highest ratio:</b> 1.083 <b>Coefficient of Dispersion</b> N/A <b>Standard Deviation</b> 0.197 <b>Coefficient of Variation</b> N/A <b>Price Related Differential (PRD)</b> 1.012			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit N/A Upper limit N/A			
<b>95% Confidence: Mean</b> Lower limit 0.719 Upper limit 1.104			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 85 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.197 <b>Recommended minimum:</b> 60 <b>Actual sample size:</b> 4 <b>Conclusion:</b> Small Sample			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 2 # ratios above mean: 2 Z: 0.000 <b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

#### **WATERFRONT**

1 to 3 Unit Waterfront Residences throughout Area 81.

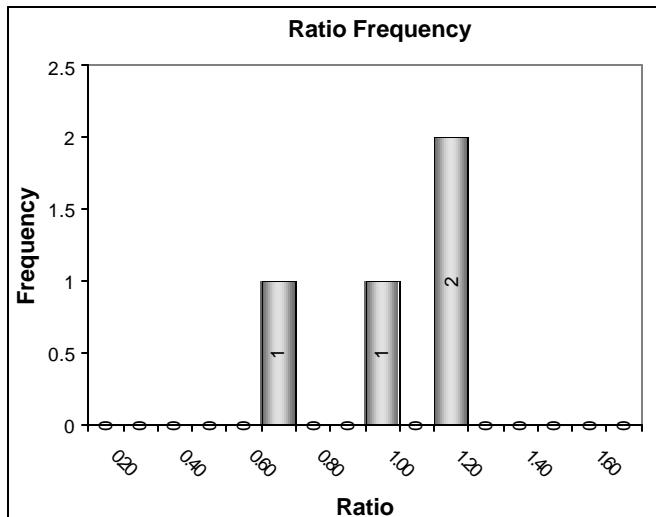
Due to an inadequate number of waterfront sales (4 useable sales) the sample size evaluation conclusion and other statistics do not fit within normal parameters.

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# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> West Central/Team 2	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 6/2/2005	<b>Sales Dates:</b> 1/2003 - 12/2004																
<b>Area</b> 81 - WATERFRONT	<b>Appr ID:</b> CCHR	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No																
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### COMMENTS:

#### WATERFRONT

1 to 3 Unit Waterfront Residences throughout Area 81.

Due to an inadequate number of waterfront sales (4 useable sales) the sample size evaluation conclusion and other statistics do not fit within normal parameters.

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## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 81**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Wfrt	Situs Address
002	524980	2770	4/20/04	\$295,000	520	0	5	1938	2	7200	Y	N	4033 48TH AV S
002	795030	2885	6/20/03	\$280,500	770	0	6	1914	4	2918	N	N	4131 42ND AV S
002	524980	0165	11/22/04	\$335,000	840	0	6	1906	2	3360	N	N	4202 S GENESEE ST
002	415430	0175	3/9/04	\$260,000	870	0	6	1900	3	4200	N	N	4132 42ND AV S
002	415430	0185	6/23/03	\$309,500	1050	200	6	1912	3	3600	N	N	4134 42ND AV S
002	415430	2050	2/13/03	\$224,000	1180	0	6	1994	3	6300	N	N	4614 S GENESEE ST
002	570000	1725	11/13/03	\$325,000	1190	0	6	1918	4	5000	N	N	2306 33RD AV S
002	795030	2940	9/23/04	\$295,000	1410	0	6	1907	3	3000	N	N	4231 42ND AV S
002	524980	1785	4/3/03	\$265,000	880	300	7	1946	3	7200	Y	N	4121 46TH AV S
002	524980	2215	4/25/03	\$299,750	900	200	7	1941	4	7200	N	N	4115 47TH AV S
002	066900	0130	5/15/03	\$275,000	910	0	7	1915	3	4850	N	N	1926 31ST AV S
002	125020	3935	5/12/04	\$432,500	940	0	7	1931	3	4800	Y	N	1509 36TH AV S
002	125020	3925	12/7/04	\$406,000	960	0	7	1931	3	4800	Y	N	1511 36TH AV S
002	570000	1945	8/27/03	\$409,950	960	600	7	1924	3	3000	N	N	2726 34TH AV S
002	125020	2115	7/2/03	\$397,000	990	600	7	1954	3	5100	Y	N	1401 33RD AV S
002	524980	2180	6/4/04	\$262,500	1020	0	7	1945	3	7200	N	N	4114 46TH AV S
002	795030	2770	9/26/03	\$339,000	1050	650	7	1955	4	5000	N	N	4136 CASCADIA AV S
002	812110	1130	3/16/04	\$467,500	1050	1000	7	1958	3	6000	Y	N	3711 41ST AV S
002	415430	0135	5/28/04	\$350,000	1280	0	7	1946	3	7200	N	N	4108 42ND AV S
002	415430	0135	7/9/03	\$330,000	1280	0	7	1946	3	7200	N	N	4108 42ND AV S
002	570000	0750	5/15/03	\$460,000	1290	0	7	1919	3	5000	N	N	2326 31ST AV S
002	125020	2360	7/29/03	\$507,500	1300	600	7	1922	3	8400	Y	N	1517 LAKE WASHINGTON BL S
002	524980	0069	5/26/04	\$399,950	1310	600	7	1958	3	7200	Y	N	3915 43RD AV S
002	570000	0580	8/17/04	\$432,000	1330	0	7	1911	3	5000	N	N	2718 31ST AV S
002	690970	0150	8/6/03	\$418,000	1340	690	7	1980	4	3000	Y	N	1539 32ND AV S
002	125020	3800	1/22/04	\$410,000	1390	0	7	1925	3	7200	Y	N	3503 S MASSACHUSETTS ST
002	795030	2935	10/19/04	\$259,000	1400	0	7	1998	3	3000	N	N	4227 42ND AV S
002	524980	2935	8/15/03	\$325,000	1410	460	7	1940	3	5600	Y	N	4226 48TH AV S
002	125020	3650	4/17/03	\$465,000	1430	620	7	1925	3	6300	Y	N	1426 LAKE WASHINGTON BL S
002	812110	0975	9/25/03	\$370,000	1430	620	7	1951	3	6180	Y	N	3838 41ST AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 81**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Wfrt	Situs Address
002	415430	3281	1/9/03	\$475,000	1540	1230	7	1958	3	6000	Y	N	4021 49TH AV S
002	415430	1865	4/24/03	\$355,000	1560	810	7	1997	3	8640	Y	N	4205 46TH AV S
002	673870	0210	3/30/04	\$558,875	1580	760	7	1920	3	4000	N	N	2032 32ND AV S
002	812110	1075	5/25/04	\$471,000	1680	0	7	1923	3	4635	Y	N	3710 41ST AV S
002	795030	0005	6/23/04	\$460,000	1700	0	7	1907	3	6356	Y	N	4009 42ND AV S
002	795030	0175	2/14/03	\$447,500	1760	0	7	1907	3	8335	Y	N	4103 S ANDOVER ST
002	690970	0215	6/26/03	\$515,000	1780	0	7	1902	4	6000	Y	N	1532 31ST AV S
002	524980	3340	10/22/04	\$429,000	1790	0	7	1928	3	4800	N	N	4125 50TH AV S
002	524980	2955	9/8/03	\$259,000	2030	0	7	1990	3	5600	N	N	4229 49TH AV S
002	570000	0870	3/14/03	\$536,000	2090	0	7	1913	4	5000	N	N	2336 32ND AV S
002	673870	0290	11/8/04	\$583,000	2100	0	7	1912	3	4000	N	N	2028 33RD AV S
002	673870	0120	10/9/03	\$546,500	2120	640	7	1912	3	4000	N	N	2110 31ST AV S
002	673870	0330	4/28/04	\$719,000	2150	0	7	1913	3	4000	Y	N	2015 34TH AV S
002	066900	0120	6/24/03	\$450,000	2380	240	7	1921	4	4800	Y	N	1934 31ST AV S
002	570000	0775	10/16/03	\$464,500	2430	0	7	1922	3	5000	N	N	3116 S BAYVIEW ST
002	125020	3747	4/11/03	\$389,000	1060	760	8	1951	3	6000	Y	N	1505 35TH AV S
002	570000	0840	8/24/04	\$422,500	1160	600	8	1951	3	5000	N	N	2318 32ND AV S
002	524980	1933	10/18/04	\$730,000	1260	1180	8	1958	3	7000	Y	N	3823 46TH AV S
002	415430	3185	6/6/03	\$495,000	1280	1100	8	1978	4	5400	Y	N	4002 48TH AV S
002	673870	0100	9/4/03	\$460,000	1380	170	8	1929	3	4000	N	N	2018 31ST AV S
002	125020	3695	3/28/03	\$550,000	1520	120	8	1924	3	9450	Y	N	1502 LAKE WASHINGTON BL S
002	066900	0390	9/8/04	\$500,000	1560	600	8	1958	3	9750	Y	N	1908 32ND AV S
002	415430	0010	3/26/04	\$660,000	1590	400	8	1951	3	7200	Y	N	3802 42ND AV S
002	570000	0925	7/19/04	\$588,000	1610	0	8	1925	3	5000	N	N	2311 33RD AV S
002	570050	0155	3/15/04	\$1,100,000	1620	1070	8	1960	4	7700	Y	N	2344 SHORELAND DR S
002	812110	1050	6/19/03	\$521,000	1700	200	8	1927	3	5400	Y	N	4115 S COURT ST
002	524980	3370	5/11/04	\$435,000	1880	200	8	1945	3	6600	N	N	4919 S DAKOTA ST
002	102404	9013	11/11/03	\$485,000	1900	200	8	1923	3	3570	Y	N	2037 34TH AV S
002	570000	0630	1/24/03	\$565,000	1900	0	8	1907	4	5000	N	N	2711 32ND AV S
002	570000	1625	6/22/04	\$718,000	1910	800	8	2002	4	5000	N	N	2709 34TH AV S
002	570000	0900	5/25/04	\$560,500	1940	750	8	1980	4	5000	N	N	2333 33RD AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 81**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Wfrt	Situs Address
002	673870	0095	5/27/04	\$585,000	1940	610	8	1921	3	4000	N	N	2014 31ST AV S
002	208770	0011	6/1/04	\$515,000	1960	120	8	1913	3	5000	Y	N	2042 33RD AV S
002	570000	1785	8/14/03	\$688,000	1980	150	8	1923	4	5000	Y	N	2333 34TH AV S
002	125020	2295	2/19/03	\$441,000	2000	0	8	1927	3	5850	N	N	1703 LAKE WASHINGTON BL S
002	125020	2300	10/14/03	\$590,000	2020	0	8	1928	4	3600	N	N	3315 S MASSACHUSETTS ST
002	812110	0815	5/20/03	\$515,000	2030	500	8	1925	3	6180	Y	N	3919 42ND AV S
002	125020	3725	4/18/03	\$563,000	2040	870	8	1979	3	7200	Y	N	1533 35TH AV S
002	570000	1950	5/9/03	\$565,000	2040	0	8	1922	3	5200	N	N	2730 34TH AV S
002	674570	0190	8/1/03	\$535,000	2070	0	8	1920	3	5000	Y	N	2224 33RD AV S
002	673870	0245	9/14/03	\$600,000	2090	650	8	1912	4	5500	N	N	2003 33RD AV S
002	674570	0150	6/11/03	\$573,000	2130	900	8	1920	4	5000	N	N	2225 33RD AV S
002	674570	0135	8/22/03	\$579,500	2180	190	8	1920	4	5000	N	N	2226 32ND AV S
002	795030	0195	12/19/03	\$949,000	2280	500	8	1913	4	8787	Y	N	4015 S ANDOVER ST
002	570000	3820	8/26/04	\$869,000	2300	250	8	1925	4	7200	Y	N	3333 CASCADIA AV S
002	673870	0310	7/29/03	\$660,000	2330	100	8	1915	4	5000	Y	N	2023 34TH AV S
002	570000	1090	2/18/03	\$660,000	2370	500	8	1908	3	5000	N	N	2707 33RD AV S
002	570000	1695	5/12/04	\$795,000	2420	0	8	1915	3	7500	N	N	2519 34TH AV S
002	570000	0885	9/30/04	\$730,000	2450	0	8	1921	5	5000	N	N	2349 33RD AV S
002	690970	0235	2/2/04	\$594,000	2450	0	8	1913	3	6000	Y	N	3108 S MASSACHUSETTS ST
002	674570	0090	3/12/03	\$690,000	2520	290	8	1914	4	5335	N	N	3104 S COLLEGE ST
002	674570	0130	12/3/03	\$715,000	2710	150	8	1919	4	5000	N	N	2218 32ND AV S
002	570000	1825	12/8/04	\$1,150,000	2740	0	8	1913	4	6000	Y	N	2306 34TH AV S
002	570000	4060	11/21/03	\$1,195,000	2790	390	8	1909	4	7011	Y	N	3257 LAKEWOOD AV S
002	570000	3735	12/2/03	\$960,000	2930	0	8	1923	3	9030	Y	N	3211 CASCADIA AV S
002	570000	1930	6/9/04	\$750,000	3390	1580	8	1912	3	5000	N	N	2714 34TH AV S
002	415430	0040	4/7/04	\$499,950	1489	530	9	2000	3	3600	Y	N	3820 42ND AV S
002	125020	2121	5/27/03	\$535,000	1800	0	9	1980	3	4080	Y	N	1413 33RD AV S
002	674570	0220	6/6/03	\$665,000	2060	0	9	1928	4	5000	Y	N	2211 34TH AV S
002	570050	0115	12/20/04	\$1,300,000	2180	0	9	1916	3	5820	Y	N	2318 SHORELAND DR S
002	570050	0115	4/15/04	\$1,072,000	2180	0	9	1916	3	5820	Y	N	2318 SHORELAND DR S
002	570050	0225	7/6/04	\$850,000	2200	0	9	1926	3	5916	Y	N	2528 SHORELAND DR S

***Improved Sales Used in this Annual Update Analysis***  
**Area 81**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Wfrt	Situs Address
002	673870	0145	7/20/04	\$847,500	2208	510	9	2000	3	4000	Y	N	2019 32ND AV S
002	570000	3455	8/10/04	\$825,000	2210	480	9	1930	4	6050	N	N	3804 S HANFORD ST
002	125020	4835	3/30/04	\$1,210,000	2330	400	9	1928	3	13560	Y	N	1500 36TH AV S
002	570050	0005	8/12/03	\$875,000	2490	600	9	1938	3	6000	Y	N	2307 SHORELAND DR S
002	570000	3575	6/16/04	\$1,320,000	3670	0	9	1990	3	11682	N	N	2724 MOUNT SAINT HELENS PL S
002	570000	3515	3/23/04	\$878,000	2250	700	10	1945	4	7350	N	N	3800 S FERRIS PL
002	570150	0050	2/9/04	\$1,065,000	2320	700	10	2003	3	15283	Y	N	1914 33RD AV S
002	102404	9045	8/27/04	\$825,000	2380	0	10	1990	4	5032	Y	N	3312 S PLUM ST
002	570050	0010	7/6/04	\$960,000	2420	400	10	1916	3	13500	Y	N	2520 MOUNT CLAIRE DR S
002	570000	2655	12/23/04	\$1,225,000	2700	900	10	1923	3	8680	N	N	2707 MOUNT SAINT HELENS PL S
002	570150	0045	12/10/04	\$910,000	2710	670	10	2003	3	3768	Y	N	1920 33RD AV S
002	570150	0060	3/10/04	\$1,165,000	2880	1030	10	2004	3	16116	Y	N	1910 33RD AV S
002	570150	0035	3/26/04	\$905,000	3060	0	10	2003	3	3786	Y	N	1916 33RD AV S
002	570000	3500	5/23/03	\$890,000	3150	450	10	1913	4	7500	N	N	3008 MOUNT SAINT HELENS PL S
002	570150	0055	3/30/04	\$1,035,000	3260	600	10	2003	3	13006	Y	N	1912 33RD AV S
002	570000	4080	12/18/03	\$1,260,000	3490	1600	10	2002	3	7380	Y	N	3311 LAKWOOD AV S
002	524980	3375	4/29/03	\$1,015,000	3550	0	10	2003	3	7177	Y	N	4002 49TH AV S
002	102404	9024	9/8/03	\$1,300,000	3650	500	10	1929	3	7700	Y	N	2212 34TH AV S
002	570000	3640	12/15/03	\$1,825,000	3740	620	10	1912	4	10764	Y	N	2636 CASCADIA AV S
002	524980	3380	3/14/03	\$1,039,000	3850	0	10	2003	3	7177	Y	N	4010 49TH AV S
002	570000	3635	6/22/04	\$1,725,000	3650	700	11	1916	4	8100	Y	N	2659 CASCADIA AV S
006	524980	4080	1/12/04	\$231,000	730	0	6	1937	3	3600	Y	N	4724 51ST AV S
006	524980	3730	8/18/04	\$262,000	770	0	6	1921	3	4800	N	N	4602 50TH AV S
006	524980	3745	3/11/04	\$241,000	810	0	6	1919	3	4800	N	N	4610 50TH AV S
006	123100	1165	11/16/04	\$275,000	850	0	6	1910	3	4000	N	N	5245 S MAYFLOWER ST
006	333600	1715	6/25/04	\$160,000	850	0	6	1924	3	6600	N	N	8633 55TH AV S
006	524980	4740	2/25/04	\$280,000	860	0	6	1919	3	7200	Y	N	4734 53RD AV S
006	123100	0940	1/8/04	\$222,222	890	0	6	1913	3	6000	N	N	5125 S DAWSON ST
006	333600	1790	9/2/04	\$283,460	910	0	6	1910	3	5640	N	N	8612 SEWARD PARK AV S
006	262404	9088	2/3/04	\$265,100	1000	0	6	1925	3	6000	N	N	5219 S ORCHARD TER
006	214730	0050	3/24/04	\$305,000	1020	440	6	1940	3	4000	Y	N	5468 57TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 81**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Wfrt	Situs Address
006	524980	4680	10/8/04	\$396,000	1050	0	6	1906	3	5760	N	N	5311 S ALASKA ST
006	232404	9038	2/6/03	\$278,000	1220	0	6	1915	3	10695	Y	N	5124 S GRAHAM ST
006	123100	0300	10/7/04	\$450,000	1700	0	6	2000	4	4000	Y	N	5235 S PEARL ST
006	123100	0315	3/21/03	\$293,000	690	790	7	1912	3	4000	Y	N	5105 54TH AV S
006	123100	0570	7/25/03	\$200,000	700	0	7	1909	3	4000	N	N	5122 S DAWSON ST
006	524980	4855	3/25/03	\$299,500	850	400	7	1944	4	5200	N	N	5404 S ANGELINE ST
006	415430	5125	4/26/03	\$395,000	860	0	7	1916	4	7200	Y	N	4815 52ND AV S
006	262404	9112	8/3/04	\$329,000	930	0	7	1926	3	4268	N	N	5233 S MYRTLE ST
006	372380	0132	8/8/03	\$317,500	940	0	7	1945	3	7399	Y	N	5265 S BRANDON ST
006	333600	2125	12/31/03	\$217,500	970	0	7	1950	3	5225	Y	N	8454 55TH AV S
006	524980	3660	12/23/04	\$350,000	980	400	7	1938	3	7200	N	N	4226 50TH AV S
006	524980	3800	2/26/03	\$345,000	980	0	7	1927	3	4000	Y	N	5015 S SNOQUALMIE ST
006	895290	0285	6/7/04	\$315,500	980	600	7	1952	4	5740	N	N	5102 S RAYMOND ST
006	262404	9013	4/23/03	\$285,000	990	200	7	1947	3	4850	N	N	5217 S MYRTLE ST
006	415430	5275	4/2/03	\$390,000	990	990	7	1939	5	7200	Y	N	4919 53RD AV S
006	524980	4625	6/2/03	\$399,000	1010	600	7	1941	3	4500	Y	N	5208 S HUDSON ST
006	110200	0940	8/23/03	\$349,000	1020	0	7	1927	4	3200	Y	N	5517 S HOLLY ST
006	123100	0360	4/28/03	\$259,750	1050	0	7	1974	3	4000	N	N	5214 S FARRAR ST
006	123100	0220	3/28/04	\$545,000	1060	500	7	2001	3	5850	Y	N	5218 S PEARL ST
006	352404	9094	3/14/03	\$334,000	1070	0	7	1929	3	4000	Y	N	5312 S BUDD CT
006	661700	0110	8/9/04	\$415,000	1070	650	7	1951	3	8680	Y	N	5135 55TH AV S
006	524980	3630	6/26/03	\$292,000	1080	0	7	1938	3	6840	N	N	4212 50TH AV S
006	524980	3815	2/20/04	\$375,000	1080	0	7	1927	3	4000	Y	N	4603 51ST AV S
006	689630	0490	8/13/03	\$359,000	1090	0	7	1919	3	5500	N	N	8415 ISLAND DR S
006	333600	1990	3/1/04	\$260,000	1130	840	7	1975	3	7000	N	N	8412 54TH AV S
006	262404	9110	10/2/03	\$295,000	1140	0	7	1927	3	5650	N	N	7107 55TH AV S
006	786750	0021	6/3/04	\$367,000	1160	600	7	1958	3	6723	N	N	5624 WILSON AV S
006	352404	9077	2/18/03	\$355,000	1240	320	7	1925	3	4400	N	N	7954 SEWARD PARK AV S
006	352404	9077	8/18/04	\$340,000	1240	320	7	1925	3	4400	N	N	7954 SEWARD PARK AV S
006	524980	4011	6/23/04	\$450,000	1240	840	7	1950	4	6000	Y	N	4933 51ST AV S
006	123100	0885	3/24/03	\$218,000	1250	0	7	1986	3	6000	N	N	5208 S MAYFLOWER ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 81**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Wfrt	Situs Address
006	321420	0010	7/28/03	\$302,000	1250	900	7	1948	3	4992	N	N	7206 SEWARD PARK AV S
006	123100	0530	7/23/04	\$313,000	1260	0	7	1961	3	4000	N	N	5117 S FARRAR ST
006	110200	1055	9/15/03	\$387,750	1270	0	7	1927	3	6612	Y	N	6532 SEWARD PARK AV S
006	883540	1535	3/26/03	\$305,000	1300	190	7	1952	3	7500	N	N	5115 S JUNEAU ST
006	110200	0920	3/12/04	\$362,500	1340	200	7	1928	3	2800	Y	N	5511 S HOLLY ST
006	333600	2085	7/21/04	\$313,500	1400	220	7	1954	3	7150	Y	N	8434 55TH AV S
006	262404	9113	1/22/04	\$350,000	1440	600	7	1957	3	6000	N	N	5209 S ORCHARD TER
006	352404	9150	9/9/03	\$256,950	1470	0	7	1960	3	5152	N	N	8302 SEWARD PARK AV S
006	069100	0085	5/16/03	\$320,000	1500	400	7	1939	4	4500	N	N	5228 S MYRTLE ST
006	262404	9186	6/22/04	\$395,000	1510	600	7	1959	3	6450	N	N	5223 S OHELLO ST
006	689630	0420	5/27/03	\$270,000	1510	0	7	1948	3	6000	N	N	5605 S CLOVERDALE ST
006	069100	0010	4/1/04	\$344,500	1520	0	7	1926	3	5000	N	N	6935 55TH AV S
006	110200	1095	1/24/03	\$325,000	1520	0	7	1926	3	4480	Y	N	5538 S HOLLY ST
006	214730	0025	4/21/04	\$392,000	1540	250	7	1941	3	6200	N	N	5720 S ORCAS ST
006	883540	0475	8/26/04	\$400,000	1600	0	7	1949	3	6900	Y	N	6233 HAMPTON RD S
006	123100	0490	5/1/03	\$278,000	1620	0	7	1988	3	3000	N	N	5110 S FARRAR ST
006	333600	1795	12/29/04	\$285,000	1620	0	7	1996	3	2873	N	N	8608 SEWARD PARK AV S
006	333600	0626	12/1/03	\$369,500	1720	0	7	1909	4	6570	N	N	8408 DUNCAN AV S
006	321420	0005	5/20/04	\$330,000	1730	0	7	1948	3	6130	N	N	7202 SEWARD PARK AV S
006	524980	4750	4/7/04	\$591,000	1800	0	7	1926	3	5760	N	N	4729 54TH AV S
006	262404	9096	10/1/03	\$525,000	1840	400	7	1926	4	6120	N	N	5233 S ORCHARD TER
006	372380	0252	11/10/03	\$475,300	1840	310	7	1954	3	7140	Y	N	5711 S DAWSON ST
006	110200	1035	8/10/04	\$427,800	1880	250	7	1924	3	4635	Y	N	6552 SEWARD PARK AV S
006	524980	4685	7/28/03	\$648,500	1990	250	7	1919	5	8689	Y	N	5303 S ALASKA ST
006	123100	0700	10/31/03	\$325,000	2180	0	7	1993	3	4000	N	N	5220 S DAWSON ST
006	415430	4965	8/22/03	\$465,000	2260	0	7	1992	3	6000	Y	N	4923 52ND AV S
006	110200	0718	5/6/04	\$470,000	1030	300	8	1954	3	8925	Y	N	6901 56TH AV S
006	372380	0243	10/14/04	\$395,000	1060	400	8	1941	3	5252	Y	N	5209 56TH AV S
006	415430	5360	8/14/03	\$389,000	1080	0	8	1926	3	3600	Y	N	5308 S HUDSON ST
006	372380	0245	2/9/04	\$377,000	1130	0	8	1942	3	4848	Y	N	5219 56TH AV S
006	524980	4610	8/9/04	\$480,000	1140	480	8	1950	3	7200	Y	N	4807 53RD AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 81**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Wfrt	Situs Address
006	883540	1045	7/31/03	\$335,000	1150	750	8	1953	3	9975	Y	N	5526 S HAWTHORN RD
006	883540	0810	12/12/03	\$520,000	1200	760	8	1976	3	5720	Y	N	6353 SEWARD PARK AV S
006	883590	0130	9/28/04	\$452,500	1210	750	8	1951	3	8120	N	N	5501 S ORCAS ST
006	372380	0247	12/21/04	\$562,500	1230	480	8	1940	3	10914	Y	N	5209 57TH AV S
006	524980	4135	1/3/03	\$450,000	1250	200	8	1929	3	4440	Y	N	4614 51ST AV S
006	123100	0721	7/10/03	\$325,000	1270	120	8	1948	3	5000	N	N	5206 S DAWSON ST
006	372380	0417	8/12/03	\$415,000	1270	540	8	1950	3	6540	N	N	5544 S ORCAS ST
006	524980	3725	6/28/04	\$410,000	1300	300	8	1944	3	7200	Y	N	4201 51ST AV S
006	524980	4345	6/9/04	\$562,500	1320	500	8	1948	3	6000	Y	N	4108 51ST AV S
006	372380	0452	5/30/03	\$345,000	1370	700	8	1964	3	5253	Y	N	5412 57TH AV S
006	661700	0015	12/7/03	\$420,000	1370	900	8	1955	3	12150	Y	N	5423 S HUDSON ST
006	895290	0270	1/26/04	\$350,000	1370	0	8	1955	3	8750	N	N	5122 S RAYMOND ST
006	262404	9012	6/3/03	\$451,000	1410	0	8	1924	3	9750	Y	N	7112 55TH AV S
006	883540	1080	9/9/04	\$445,000	1450	610	8	1986	3	6042	Y	N	5939 WILSON AV S
006	661700	0155	8/19/03	\$578,000	1460	750	8	1954	3	8400	Y	N	5114 54TH AV S
006	661600	0031	10/7/04	\$625,000	1470	750	8	1951	4	5650	Y	N	5418 S BRANDON ST
006	883540	1075	6/8/04	\$409,850	1470	900	8	1958	3	6270	Y	N	5929 WILSON AV S
006	883540	0240	11/10/03	\$315,000	1480	780	8	1953	3	8556	Y	N	5738 S UPLAND RD
006	883540	1030	8/17/04	\$449,950	1480	700	8	1954	3	8220	Y	N	6029 OAKHURST RD S
006	883540	0415	5/14/03	\$457,000	1500	1250	8	1951	3	9375	Y	N	6030 SEWARD PARK AV S
006	883540	1265	4/23/04	\$540,000	1530	950	8	1962	3	11820	Y	N	6222 CHATHAM DR S
006	883590	0153	6/28/04	\$650,000	1550	990	8	1953	3	7980	Y	N	5533 S ORCAS ST
006	883540	0360	5/28/03	\$414,000	1560	400	8	1957	3	7500	Y	N	6055 SEWARD PARK AV S
006	941240	0207	8/20/03	\$526,000	1560	0	8	1948	3	28740	N	N	7756 SEWARD PARK AV S
006	372380	0431	3/31/04	\$334,000	1590	250	8	1940	3	6290	Y	N	5464 57TH AV S
006	372380	0461	7/19/04	\$400,000	1600	1120	8	1954	3	4814	Y	N	5406 57TH AV S
006	415430	4655	5/27/03	\$481,350	1610	730	8	1953	3	7200	Y	N	4403 51ST AV S
006	524980	4245	10/29/03	\$820,000	1610	1200	8	1967	4	7200	Y	N	4533 52ND AV S
006	883590	0257	12/8/03	\$585,000	1610	780	8	1975	3	7200	Y	N	5220 S JUNEAU ST
006	524980	4295	7/14/04	\$625,000	1670	0	8	1930	4	3120	Y	N	5107 S ADAMS ST
006	661700	0020	3/4/03	\$475,000	1680	840	8	1957	3	15372	Y	N	5433 S HUDSON ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 81**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Wfrt	Situs Address
006	123100	0525	1/29/03	\$420,000	1700	480	8	2003	3	4000	N	N	5115 S FARRAR ST
006	883540	0370	8/27/03	\$450,000	1720	0	8	1950	3	7500	Y	N	6069 SEWARD PARK AV S
006	941240	0215	10/20/03	\$752,500	1720	1200	8	1950	3	22755	Y	N	7778 SEWARD PARK AV S
006	661650	0065	6/12/04	\$400,000	1760	0	8	1955	3	13038	N	N	5010 57TH AV S
006	110200	1193	4/26/04	\$444,000	1770	1300	8	1960	3	8085	N	N	6400 57TH AV S
006	415430	5065	12/8/04	\$425,000	1780	490	8	1988	3	6000	N	N	4828 51ST AV S
006	372380	0315	3/31/04	\$738,000	1800	780	8	2004	3	4582	Y	N	5247 57TH AV S
006	372380	0251	3/1/04	\$662,500	1850	0	8	1938	3	12495	Y	N	5201 LAKE WASHINGTON BL S
006	110200	1192	2/21/03	\$375,000	1880	400	8	1956	3	8085	N	N	6410 57TH AV S
006	415430	5535	3/12/04	\$648,000	1960	0	8	1922	3	5940	Y	N	5308 S ALASKA ST
006	415430	5535	12/11/03	\$500,000	1960	0	8	1922	3	5940	Y	N	5308 S ALASKA ST
006	941240	0208	7/23/03	\$425,000	2010	0	8	1960	4	12025	N	N	5320 S KENYON ST
006	352404	9038	9/3/03	\$480,000	2080	0	8	1900	3	16680	N	N	7906 SEWARD PARK AV S
006	372380	0313	5/13/04	\$700,000	2180	0	8	1902	3	19425	Y	N	5241 LAKE WASHINGTON BL S
006	372380	0363	5/29/03	\$470,500	2360	0	8	1960	3	9750	Y	N	5424 SEWARD PARK AV S
006	895290	0185	3/19/03	\$424,250	2540	0	8	1988	3	7750	Y	N	5119 S RAYMOND ST
006	689630	0345	1/24/03	\$380,500	2880	930	8	1968	3	6000	N	N	8649 ISLAND DR S
006	883540	0410	1/8/04	\$572,000	1590	450	9	1948	3	9375	Y	N	6036 SEWARD PARK AV S
006	262404	9198	8/7/03	\$439,000	1670	700	9	1961	3	15360	Y	N	6902 SEWARD PARK AV S
006	415430	5520	12/6/04	\$875,000	1800	600	9	1951	3	3315	Y	N	4653 LAKE WASHINGTON BL S
006	232404	9020	8/3/04	\$480,000	1980	0	9	1926	3	7558	Y	N	6212 51ST PL S
006	415430	5020	10/22/03	\$525,000	2110	0	9	2003	3	5400	N	N	4814 51ST AV S
006	689630	0405	12/22/03	\$465,000	2170	0	9	2001	3	6000	N	N	8615 ISLAND DR S
006	415430	5575	5/13/03	\$598,000	2230	0	9	1996	3	7200	Y	N	4910 54TH AV S
006	352404	9176	8/13/04	\$489,000	2300	760	9	1991	3	5786	Y	N	8320 54TH AV S
006	333600	1830	10/7/04	\$500,000	2380	0	9	1928	3	5510	Y	N	8409 55TH AV S
006	110200	0645	2/26/03	\$655,000	2400	1200	9	1984	3	11900	Y	N	6937 56TH AV S
006	941240	0211	11/10/03	\$1,732,000	2460	2090	9	1954	5	26320	Y	N	5350 S KENYON ST
006	661700	0120	6/17/03	\$858,000	2510	760	9	2000	3	8500	Y	N	5151 55TH AV S
006	110200	1280	5/16/04	\$829,000	2630	1200	9	1955	3	12636	Y	N	5763 S OAKLAWN PL
006	110200	0751	9/5/03	\$608,673	2650	300	9	1910	2	9000	Y	N	6916 56TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 81**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Wfrt	Situs Address
006	524980	3560	10/1/03	\$846,000	2770	780	9	2000	3	7200	Y	N	4127 51ST AV S
006	372380	0432	6/4/04	\$639,900	2970	0	9	2004	3	6142	N	N	5462 57TH AV S
006	372380	0438	5/13/04	\$664,090	2970	0	9	2004	3	7368	N	N	5458 57TH AV S
006	895290	0250	6/20/03	\$615,800	1540	600	10	1962	4	15800	Y	N	5166 S GRAHAM ST
006	415430	5600	9/10/03	\$847,500	1990	860	10	2002	3	10800	Y	N	4926 54TH AV S
006	941240	0179	6/25/03	\$950,000	2510	700	10	1979	3	13284	Y	N	7718 B SEWARD PARK AV S
006	895290	0070	8/20/03	\$654,750	2670	880	10	1959	3	27030	Y	N	6005 UPLAND TER S
006	895290	0040	1/12/04	\$975,000	2690	1290	11	1959	4	28518	Y	N	6052 UPLAND TER S
006	883540	0070	12/4/03	\$1,800,000	4680	950	11	1947	4	23800	Y	Y	6040 LAKE SHORE DR S
006	262404	9033	4/28/03	\$4,250,000	7496	2060	13	1990	3	43558	Y	N	5525 S OTHELLO ST
011	333200	0420	3/5/04	\$135,000	520	0	5	1951	3	6180	N	N	4728 S MEAD ST
011	558320	0675	12/20/04	\$165,000	620	0	5	1914	3	4551	N	N	5130 48TH AV S
011	333200	0175	7/14/03	\$130,000	740	0	5	1905	4	3399	N	N	4624 S ORCAS ST
011	811310	0930	4/7/04	\$149,400	840	0	5	1926	3	8806	N	N	5989 46TH AV S
011	333200	0270	10/3/03	\$207,000	860	860	5	1913	3	5150	N	N	4703 S ORCAS ST
011	333050	0990	12/9/03	\$205,000	940	150	5	1930	3	6180	N	N	4520 S ORCAS ST
011	333050	0140	7/21/04	\$251,200	1220	0	5	1907	3	3090	N	N	4524 S LUCILE ST
011	411210	0190	5/7/03	\$175,000	600	0	6	1910	3	3760	N	N	5147 S LUCILE ST
011	333150	0621	6/25/04	\$225,000	670	0	6	1919	3	4120	N	N	4720 S FINDLAY ST
011	524980	2430	5/19/03	\$249,500	670	0	6	1949	3	6000	N	N	4628 46TH AV S
011	795030	3500	10/7/03	\$160,000	670	320	6	1936	3	4590	N	N	4431 39TH AV S
011	110900	0360	8/5/04	\$297,000	680	400	6	1916	3	4560	N	N	5151 S MYRTLE ST
011	110900	0285	5/11/04	\$181,350	720	0	6	1910	4	4128	N	N	5118 S GARDEN ST
011	333150	1015	5/14/04	\$160,000	740	0	6	1949	4	5155	N	N	4707 S FINDLAY ST
011	170390	0320	10/15/03	\$150,000	760	0	6	1956	2	3000	N	N	4710 S BRANDON ST
011	333050	0645	11/6/03	\$245,000	760	0	6	1904	3	3090	N	N	4555 S LUCILE ST
011	795030	3316	7/21/03	\$246,000	770	400	6	1906	3	3000	N	N	4009 S GENESEE ST
011	333050	0700	9/26/03	\$157,530	780	0	6	1916	3	3090	N	N	4523 S LUCILE ST
011	795030	3965	9/16/04	\$201,000	780	160	6	1908	3	6120	N	N	4531 39TH AV S
011	170290	1520	8/9/04	\$250,000	790	600	6	1924	3	4400	N	N	3942 S HUDSON ST
011	524980	1585	5/1/03	\$312,500	790	0	6	1909	4	6320	N	N	4511 S ALASKA ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 81**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Wfrt	Situs Address
011	333050	0920	4/13/04	\$243,000	800	0	6	1925	3	3090	N	N	4519 S FINDLAY ST
011	333050	1540	6/24/04	\$217,250	800	0	6	1914	3	2839	N	N	4541 S ORCAS ST
011	333150	1065	8/19/03	\$260,000	810	760	6	1908	4	6180	N	N	4607 S FINDLAY ST
011	333050	1640	1/20/04	\$180,000	820	0	6	1910	3	3090	N	N	4514 S MEAD ST
011	795030	3300	12/22/04	\$298,000	820	0	6	1905	3	3500	N	N	4412 CASCADIA AV S
011	110900	0255	11/18/04	\$205,000	830	830	6	1910	3	3840	N	N	5134 S GARDEN ST
011	558320	0395	9/22/04	\$290,000	830	140	6	1909	3	5038	N	N	4816 S MAYFLOWER ST
011	123100	1100	4/28/03	\$215,000	850	0	6	1955	3	4000	N	N	5106 S BRANDON ST
011	314560	0075	2/19/03	\$206,000	850	0	6	1910	3	3000	N	N	5314 46TH AV S
011	333050	0791	9/12/03	\$230,000	850	0	6	1924	3	4120	N	N	4526 S FINDLAY ST
011	410960	0205	8/1/03	\$270,000	850	0	6	1908	3	5000	N	N	5141 S MEAD ST
011	170490	0335	10/23/03	\$251,000	860	0	6	1906	4	8400	N	N	4317 S DAWSON ST
011	170540	0670	12/29/04	\$230,000	860	220	6	1907	3	6849	N	N	5018 45TH AV S
011	529720	0089	3/24/03	\$297,000	860	860	6	2002	3	5785	N	N	4702 S DAWSON ST
011	333150	0901	5/7/03	\$225,000	870	0	6	1948	3	4223	N	N	4841 S FINDLAY ST
011	170290	0040	10/20/03	\$230,000	890	0	6	1916	3	3900	Y	N	3924 S AMERICUS ST
011	333050	0095	10/8/03	\$185,000	910	120	6	1926	3	3090	N	N	4437 S BRANDON ST
011	333150	0935	8/18/03	\$219,000	920	0	6	1952	3	3090	N	N	4823 S FINDLAY ST
011	411210	0192	10/3/03	\$225,000	928	0	6	2001	3	3819	N	N	5151 S LUCILE ST
011	262404	9189	10/16/03	\$248,000	930	0	6	1915	3	11730	N	N	5107 S FRONTENAC ST
011	333050	0075	11/14/03	\$210,000	930	0	6	1926	3	3348	N	N	4449 S BRANDON ST
011	333050	0076	4/15/04	\$237,000	950	200	6	1926	3	3348	N	N	4447 S BRANDON ST
011	415430	3410	11/16/03	\$399,000	950	500	6	1926	4	4500	Y	N	4438 48TH AV S
011	110500	0075	5/13/04	\$271,000	960	870	6	1994	3	6240	N	N	4809 S GRAHAM ST
011	111200	0070	3/3/03	\$230,000	990	990	6	1991	3	5000	N	N	5117 S WILLOW ST
011	110900	0240	4/23/03	\$233,000	1020	300	6	1907	3	4400	N	N	7209 ORCHARD PL S
011	110900	0175	7/9/04	\$240,000	1060	790	6	1908	3	3757	N	N	5118 S OTHELLO ST
011	110200	0125	10/13/04	\$275,000	1070	0	6	1902	3	9728	N	N	6338 51ST AV S
011	333150	0415	8/19/03	\$191,500	1080	0	6	1903	3	6180	N	N	4724 S LUCILE ST
011	111200	0125	9/27/04	\$256,000	1090	0	6	1924	3	8750	N	N	5124 S FRONTENAC ST
011	111200	0171	10/6/04	\$352,500	1090	0	6	1913	3	6000	Y	N	6917 52ND AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 81**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Wfrt	Situs Address
011	333150	0920	7/11/03	\$205,000	1090	0	6	1949	3	4635	N	N	4831 S FINDLAY ST
011	415430	2630	8/26/04	\$275,000	1100	0	6	1905	3	3590	N	N	4622 47TH AV S
011	333150	0950	6/16/03	\$237,000	1110	0	6	1948	3	4635	N	N	4813 S FINDLAY ST
011	415430	2695	8/13/04	\$318,000	1110	0	6	1926	3	3200	N	N	4702 S ALASKA ST
011	410960	0335	6/24/04	\$309,660	1150	0	6	1906	3	6348	N	N	5814 51ST AV S
011	524980	1455	11/10/03	\$254,700	1150	0	6	1907	3	7200	N	N	4926 45TH AV S
011	795030	3375	11/10/04	\$250,000	1190	560	6	1910	3	3000	N	N	4433 CASCADIA AV S
011	811360	0115	6/23/04	\$294,750	1220	180	6	1919	3	7390	N	N	4811 S RAYMOND ST
011	333150	0715	4/26/04	\$230,000	1270	0	6	1912	3	6180	N	N	4819 S LUCILE ST
011	333150	0770	6/23/04	\$280,000	1330	0	6	1914	3	6180	N	N	4810 S FINDLAY ST
011	110200	0050	4/6/04	\$335,000	1360	0	6	1904	3	9792	N	N	5144 S HOLLY ST
011	110900	0090	9/20/04	\$410,000	1530	400	6	1924	4	6840	N	N	5151 S ORCHARD ST
011	110500	0280	3/26/03	\$288,500	1790	810	6	1904	4	9455	N	N	4846 A S MORGAN ST
011	529720	0194	8/17/04	\$235,000	720	0	7	1950	3	5644	N	N	4725 S PEARL ST
011	170490	0390	5/28/04	\$227,000	730	550	7	1906	3	5324	N	N	5202 42ND AV S
011	410960	0025	8/19/03	\$209,950	750	0	7	1949	3	5150	N	N	5112 S MEAD ST
011	558320	0794	11/26/04	\$362,000	760	0	7	1948	3	5400	N	N	5014 49TH AV S
011	524980	2435	10/28/03	\$283,000	790	0	7	1953	3	5000	N	N	4632 46TH AV S
011	110500	0588	1/3/03	\$191,000	800	600	7	1953	3	3538	N	N	6903 51ST AV S
011	373180	0030	5/7/03	\$162,500	810	0	7	1952	3	5135	N	N	5123 S BRANDON ST
011	170540	0035	1/17/03	\$250,000	820	300	7	1914	3	3427	N	N	5016 42ND AV S
011	170540	0410	3/8/04	\$250,000	820	0	7	1927	5	4165	N	N	4451 S HUDSON ST
011	333200	0075	11/22/04	\$276,500	820	820	7	1950	3	6180	N	N	4818 S ORCAS ST
011	558320	0720	4/9/04	\$245,300	820	0	7	1926	4	5000	Y	N	5054 49TH AV S
011	176660	0060	12/18/03	\$187,000	840	0	7	1948	3	5792	N	N	4828 S KENNY ST
011	524980	1660	3/17/04	\$315,000	850	120	7	1952	3	4800	N	N	4701 46TH AV S
011	411210	0015	3/26/04	\$275,000	860	0	7	1948	3	5000	N	N	5109 S FINDLAY ST
011	795030	3085	5/5/04	\$287,500	860	550	7	1952	3	4122	N	N	4415 42ND AV S
011	170390	0315	12/21/04	\$280,000	870	400	7	1948	3	5000	N	N	4712 S BRANDON ST
011	786600	0005	7/14/04	\$250,800	870	870	7	1953	3	5000	N	N	4714 S GRAHAM ST
011	795030	3920	5/21/03	\$199,000	870	0	7	1945	3	3060	N	N	4505 39TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 81**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Wfrt	Situs Address
011	170490	0495	8/4/03	\$244,000	880	570	7	1948	3	6144	N	N	5245 45TH AV S
011	110900	0060	12/3/03	\$258,117	900	400	7	1993	3	3731	N	N	5135 S GARDEN ST
011	564960	0008	12/19/03	\$258,500	910	490	7	1992	3	4000	N	N	3953 S HUDSON ST
011	333200	0725	6/2/03	\$218,000	920	920	7	1955	3	6054	N	N	4712 S JUNEAU ST
011	170490	0180	3/17/03	\$240,000	940	0	7	1927	3	5225	N	N	5059 44TH AV S
011	333500	0045	1/23/04	\$270,000	940	480	7	1994	3	3150	N	N	5022 46TH AV S
011	811310	1232	9/20/04	\$260,000	940	240	7	1957	3	9261	N	N	5918 47TH AV S
011	811310	1385	3/2/04	\$260,000	940	480	7	1997	3	5000	N	N	6127 47TH AV S
011	170490	0400	9/22/03	\$230,000	950	0	7	1914	3	5324	N	N	5204 42ND AV S
011	170540	0010	4/27/04	\$372,000	960	540	7	1908	3	3849	Y	N	5000 42ND AV S
011	415430	1321	4/2/04	\$330,000	960	180	7	1959	3	10080	N	N	4409 S ANGELINE ST
011	415430	4270	2/11/04	\$325,000	960	0	7	1947	3	7200	N	N	4908 S SNOQUALMIE ST
011	333150	0266	4/28/03	\$225,000	980	300	7	1947	3	5834	N	N	4703 S BRANDON ST
011	270310	0015	7/1/04	\$333,000	990	0	7	1914	3	6100	N	N	5038 43RD AV S
011	333200	0680	7/7/04	\$245,000	1000	0	7	1966	3	6209	N	N	4614 S JUNEAU ST
011	415430	4395	8/2/04	\$335,000	1000	0	7	1944	3	7200	N	N	4418 49TH AV S
011	524980	2991	6/17/03	\$379,950	1000	800	7	1944	3	4800	Y	N	4802 S ALASKA ST
011	811360	0331	7/12/04	\$250,000	1000	500	7	1963	3	5450	N	N	6112 48TH AV S
011	110900	0105	9/25/03	\$277,500	1010	510	7	1940	4	4200	N	N	7207 SEWARD PARK AV S
011	170490	0185	4/15/03	\$226,000	1010	400	7	1908	4	4838	N	N	5039 44TH AV S
011	811310	0932	8/17/04	\$223,000	1010	0	7	1960	3	7590	N	N	5998 RAINIER AV S
011	170540	0571	2/12/04	\$296,700	1030	320	7	1942	3	4100	N	N	4509 S HUDSON ST
011	333400	0060	5/1/03	\$321,000	1030	520	7	1956	3	6561	N	N	4715 S HUDSON ST
011	410960	0035	4/28/04	\$292,000	1030	580	7	1956	3	5150	N	N	5116 S MEAD ST
011	795030	3290	8/19/03	\$194,000	1030	1030	7	1951	3	3500	N	N	4420 CASCADIA AV S
011	176660	0020	8/12/04	\$275,000	1040	0	7	1951	3	5551	N	N	4847 S JUNEAU ST
011	415430	3875	8/26/03	\$349,000	1040	700	7	1949	3	7200	Y	N	4915 49TH AV S
011	272404	9109	7/7/04	\$295,000	1050	970	7	1954	3	11348	N	N	4839 S HOLLY ST
011	415430	4040	9/3/03	\$357,950	1050	600	7	1984	3	3600	Y	N	4914 S FERDINAND ST
011	262404	9126	7/7/04	\$338,000	1060	1230	7	1961	3	8960	N	N	5141 S FRONTENAC ST
011	333350	0105	5/27/03	\$231,850	1060	0	7	1995	3	3090	N	N	5107 S ORCAS ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 81**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Wfrt	Situs Address
011	415430	3970	11/30/04	\$354,000	1060	0	7	1951	3	3600	N	N	4832 49TH AV S
011	110500	0346	6/14/04	\$240,500	1070	520	7	1962	3	4970	N	N	4819 S MORGAN ST
011	558320	0950	8/11/03	\$235,000	1080	280	7	2002	3	2054	N	N	5029 WILSON AV S
011	170540	0231	5/12/03	\$295,000	1090	0	7	1906	3	5949	N	N	5015 44TH AV S
011	176660	0085	3/15/04	\$265,000	1090	0	7	1948	3	5400	N	N	4853 S KENNY ST
011	262404	9011	3/27/03	\$259,000	1090	190	7	1961	3	8280	N	N	5101 S FRONTENAC ST
011	524980	2635	11/25/03	\$270,000	1090	350	7	1947	3	7200	N	N	4815 48TH AV S
011	564960	0010	7/12/04	\$210,000	1090	0	7	1948	3	7750	N	N	3941 S HUDSON ST
011	110200	0191	9/11/03	\$384,000	1100	250	7	1903	3	5504	N	N	6315 52ND AV S
011	795030	3065	8/26/04	\$188,000	1100	0	7	1962	3	3892	N	N	4401 42ND AV S
011	811310	1620	11/30/04	\$291,600	1110	730	7	1980	3	7238	Y	N	4827 S KENNY ST
011	110500	0591	12/1/03	\$262,500	1120	780	7	2003	3	5007	N	N	4925 S WILLOW ST
011	529720	0155	4/22/04	\$215,000	1120	0	7	1966	3	5284	N	N	5101 47TH AV S
011	795030	3180	2/12/04	\$325,000	1120	650	7	2004	3	6400	N	N	4402 41ST AV S
011	885778	0150	5/20/04	\$280,000	1120	530	7	1985	3	8392	N	N	5934 47TH AV S
011	170290	1485	10/7/04	\$254,000	1130	0	7	1906	3	6600	N	N	3924 S HUDSON ST
011	123100	1034	10/8/04	\$250,000	1160	0	7	1909	3	3565	N	N	5115 S MAYFLOWER ST
011	529720	0098	10/10/03	\$305,000	1160	750	7	1989	3	4103	N	N	5117 47TH AV S
011	885778	0100	10/27/03	\$239,950	1160	290	7	1985	3	9977	N	N	4611 S RAYMOND PL
011	110500	0057	6/30/03	\$275,000	1170	780	7	1997	3	5083	N	N	4835 S GRAHAM ST
011	110500	0381	8/11/04	\$278,000	1170	1170	7	1965	3	6325	N	N	6613 49TH AV S
011	524980	0280	7/6/04	\$332,500	1170	120	7	1908	3	4800	N	N	4712 42ND AV S
011	885778	0300	8/18/03	\$264,000	1180	360	7	1985	3	5864	Y	N	6105 48TH AV S
011	524980	3045	12/1/04	\$413,500	1190	300	7	1940	3	5100	Y	N	4803 S ALASKA ST
011	333200	0651	3/24/04	\$219,950	1200	0	7	1937	3	3000	N	N	5800 46TH AV S
011	110500	0335	12/16/03	\$253,984	1210	690	7	1962	3	9858	N	N	4823 S MORGAN ST
011	170290	1360	6/19/03	\$385,000	1210	0	7	1925	3	6600	N	N	3947 S FERDINAND ST
011	558320	0165	10/21/04	\$425,000	1230	1000	7	1914	3	7200	N	N	5312 50TH AV S
011	983020	0010	1/16/03	\$217,500	1230	0	7	1945	5	6200	N	N	5107 S HOLLY ST
011	524980	0400	4/14/04	\$405,000	1240	220	7	1916	3	7200	N	N	4803 43RD AV S
011	795030	4205	3/22/04	\$344,000	1240	0	7	2003	3	3000	N	N	4502 CASCADIA AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 81**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Wfrt	Situs Address
011	170540	0675	4/23/03	\$310,000	1240	320	7	2003	3	3427	N	N	5024 45TH AV S
011	795030	4485	9/28/04	\$395,000	1260	840	7	2003	3	3600	N	N	4606 41ST AV S
011	795030	4485	8/20/03	\$365,000	1260	840	7	2003	3	3600	N	N	4606 41ST AV S
011	333050	0810	5/10/04	\$210,500	1270	0	7	1905	3	3090	N	N	4540 S FINDLAY ST
011	110500	0245	5/19/04	\$325,000	1280	670	7	1982	3	14134	N	N	4830 S MORGAN ST
011	110500	0245	3/15/04	\$294,400	1280	670	7	1982	3	14134	N	N	4830 S MORGAN ST
011	110500	0570	11/25/03	\$191,500	1280	400	7	1960	3	7380	N	N	4930 S WILLOW ST
011	333050	0196	7/10/03	\$200,000	1280	0	7	1971	3	6695	N	N	4558 S LUCILE ST
011	411210	0025	12/20/04	\$295,450	1280	200	7	1948	3	5000	N	N	5113 S FINDLAY ST
011	811360	0006	5/19/03	\$289,850	1280	900	7	1961	3	5571	N	N	4810 S RAYMOND ST
011	811310	1320	12/31/03	\$242,500	1290	790	7	2000	3	6143	N	N	6021 47TH AV S
011	795030	3915	3/12/04	\$329,950	1290	680	7	2004	3	3060	N	N	4501 39TH AV S
011	983020	0440	8/20/04	\$300,000	1300	0	7	1947	3	6765	N	N	5153 S BRIGHTON ST
011	110200	0532	10/14/03	\$330,000	1320	0	7	1914	3	7296	N	N	6534 54TH AV S
011	110500	0055	7/8/04	\$322,300	1320	930	7	1997	3	5021	N	N	4831 S GRAHAM ST
011	170490	0045	7/24/03	\$310,000	1320	0	7	1926	3	4069	N	N	5038 45TH AV S
011	314560	0275	9/23/03	\$250,000	1320	990	7	1995	3	4118	N	N	5312 47TH AV S
011	110200	0156	8/9/04	\$430,000	1330	0	7	1926	4	9600	N	N	5134 S MORGAN ST
011	558320	0315	7/15/04	\$355,000	1330	0	7	1911	3	6000	N	N	4901 S DAWSON ST
011	110500	0340	6/21/04	\$290,000	1340	200	7	1921	3	7200	N	N	4833 S MORGAN ST
011	110500	0340	12/18/03	\$250,000	1340	200	7	1921	3	7200	N	N	4833 S MORGAN ST
011	415430	4345	9/23/03	\$360,000	1344	0	7	1944	3	7200	N	N	4408 49TH AV S
011	170490	0150	3/11/03	\$335,000	1350	140	7	1925	4	5087	N	N	5037 BOWEN PL S
011	524980	1440	6/29/04	\$326,143	1350	310	7	1910	3	7650	N	N	4914 45TH AV S
011	170540	0700	4/16/03	\$325,000	1360	0	7	1910	3	4281	N	N	5023 46TH AV S
011	415430	4440	10/3/03	\$235,000	1370	0	7	1941	3	5040	N	N	4423 50TH AV S
011	415430	2680	8/30/04	\$412,000	1390	530	7	1958	4	6900	N	N	4714 S ALASKA ST
011	558320	0546	6/20/03	\$268,000	1400	0	7	1972	3	5300	Y	N	5009 49TH AV S
011	170540	0037	1/26/04	\$305,000	1400	400	7	2003	3	3427	N	N	5014 42ND AV S
011	885778	0050	11/5/04	\$295,000	1410	1130	7	1985	3	6022	N	N	4604 S RAYMOND PL
011	415430	1360	4/17/03	\$227,500	1420	0	7	1957	3	5900	N	N	4415 S ANGELINE ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 81**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Wfrt	Situs Address
011	526630	0090	5/27/04	\$330,000	1420	140	7	1909	3	4480	N	N	4927 44TH AV S
011	333200	0280	7/22/03	\$310,000	1430	460	7	1907	3	5665	N	N	4623 S ORCAS ST
011	111200	0140	3/22/04	\$318,237	1460	0	7	1992	3	5000	N	N	5136 S FRONTENAC ST
011	524980	1230	6/2/03	\$275,000	1460	490	7	1988	3	5400	N	N	4732 44TH AV S
011	170490	0585	3/25/04	\$295,000	1470	110	7	1997	4	5200	N	N	5321 46TH AV S
011	524980	3195	5/14/04	\$483,200	1470	820	7	1942	3	7200	Y	N	4909 S ALASKA ST
011	333050	0625	10/23/03	\$210,000	1480	0	7	1975	3	5546	N	N	4567 S LUCILE ST
011	333200	0061	3/27/03	\$255,000	1490	500	7	1929	4	4120	N	N	4830 S ORCAS ST
011	415430	3735	3/18/04	\$450,000	1500	0	7	2000	3	3600	Y	N	4809 49TH AV S
011	811360	0485	1/23/04	\$369,000	1500	250	7	2004	3	3300	Y	N	4830 S BATEMAN ST
011	811360	0480	6/9/04	\$370,000	1500	250	7	2004	3	3300	N	N	4832 S BATEMAN ST
011	170540	0200	12/16/03	\$369,500	1520	140	7	1912	3	4164	N	N	5028 43RD AV S
011	558320	0945	4/11/03	\$268,000	1520	480	7	2002	3	2110	N	N	5027 WILSON AV S
011	983020	0115	11/12/03	\$320,000	1520	140	7	1945	4	6150	N	N	5126 S BRIGHTON ST
011	983020	0115	4/10/03	\$280,000	1520	140	7	1945	4	6150	N	N	5126 S BRIGHTON ST
011	811360	0200	3/29/04	\$414,000	1530	0	7	1909	3	6000	Y	N	4851 S RAYMOND ST
011	811360	0520	2/20/03	\$193,300	1540	0	7	1996	3	3300	N	N	4812 S BATEMAN ST
011	314560	0130	5/19/04	\$228,000	1550	0	7	1910	3	3829	N	N	4615 S DAWSON ST
011	529720	0140	9/12/03	\$229,950	1550	0	7	1913	3	4160	N	N	5104 46TH AV S
011	110200	0150	12/2/03	\$400,000	1560	0	7	1902	4	9600	N	N	5128 S MORGAN ST
011	524980	0275	6/23/04	\$376,000	1560	0	7	1909	3	7200	N	N	4710 42ND AV S
011	524980	3240	6/19/03	\$298,900	1600	0	7	1990	4	7200	N	N	4725 50TH AV S
011	558320	0943	3/27/03	\$254,000	1600	410	7	2002	3	2677	N	N	5021 WILSON AV S
011	558320	0435	6/21/04	\$450,000	1620	250	7	1911	3	6500	N	N	5217 50TH AV S
011	276020	0035	5/27/04	\$313,000	1630	430	7	2004	3	3380	N	N	6517 48TH AV S
011	170540	0055	5/23/03	\$320,000	1640	0	7	1907	3	6305	Y	N	5024 42ND AV S
011	983020	0310	11/20/03	\$284,300	1640	180	7	1929	3	7380	N	N	5217 S BRIGHTON ST
011	415430	2400	9/9/03	\$299,950	1670	280	7	1938	3	5400	N	N	4916 46TH AV S
011	415430	4075	12/4/03	\$430,000	1680	800	7	1919	5	7200	N	N	4616 49TH AV S
011	526630	0050	5/15/03	\$428,000	1680	1300	7	1992	4	4160	N	N	4323 S FERDINAND ST
011	811310	1175	9/29/04	\$320,000	1690	140	7	1954	3	5587	N	N	4619 S JUNEAU ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 81**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Wfrt	Situs Address
011	811310	1175	12/17/04	\$275,000	1690	140	7	1954	3	5587	N	N	4619 S JUNEAU ST
011	333150	0975	4/11/03	\$359,000	1700	360	7	1951	4	6180	N	N	4727 S FINDLAY ST
011	983020	0475	9/24/04	\$390,000	1710	490	7	1947	4	7440	N	N	5146 S WILLOW ST
011	170290	1290	10/23/03	\$263,000	1720	0	7	1966	3	3300	N	N	3938 S FERDINAND ST
011	564960	0009	4/28/03	\$259,950	1720	0	7	1951	3	7072	N	N	3937 S HUDSON ST
011	110500	0229	1/27/03	\$261,000	1720	440	7	2002	3	5260	N	N	4811 F S GRAHAM ST
011	110500	0231	1/28/03	\$273,000	1720	440	7	2002	3	5004	N	N	4811 G S GRAHAM ST
011	110900	0173	9/9/04	\$339,950	1720	0	7	2004	3	2511	N	N	5122 S OTHELLO ST
011	170290	1305	8/13/03	\$319,000	1780	0	7	1915	3	4950	N	N	3948 S FERDINAND ST
011	170490	0305	4/3/04	\$320,000	1800	590	7	2003	3	5038	N	N	4405 S DAWSON ST
011	333150	0135	6/30/04	\$260,000	1825	0	7	1999	3	3090	N	N	4816 S LUCILE ST
011	415430	2735	3/21/03	\$362,000	1840	0	7	1925	4	4361	N	N	4603 48TH AV S
011	110900	0395	12/15/03	\$380,000	1890	0	7	1911	4	7900	N	N	7125 SEWARD PARK AV S
011	415430	0405	10/14/03	\$509,000	1890	0	7	1993	3	7200	N	N	4802 42ND AV S
011	415430	2560	12/29/04	\$420,000	1890	0	7	1949	3	7200	Y	N	4703 48TH AV S
011	885778	0210	10/22/03	\$233,000	1890	0	7	1985	3	5902	N	N	6020 47TH AV S
011	333150	0991	2/9/04	\$290,000	1920	0	7	2003	3	2575	N	N	4719 S FINDLAY ST
011	885778	0190	10/27/04	\$261,950	1940	0	7	1986	3	6547	N	N	6006 47TH AV S
011	373180	0015	3/17/04	\$300,000	1990	0	7	1915	3	4094	N	N	5111 S BRANDON ST
011	176660	0010	4/11/03	\$245,000	2010	0	7	1951	3	5566	N	N	4835 S JUNEAU ST
011	170490	0510	8/13/03	\$308,500	2020	0	7	2002	3	2625	N	N	4506 S BRANDON ST
011	170490	0530	8/20/03	\$319,950	2020	0	7	2002	3	2744	N	N	4508 S BRANDON ST
011	795030	3975	1/7/04	\$333,000	2140	300	7	1916	4	6120	N	N	4530 38TH AV S
011	811310	1314	5/3/04	\$249,950	2210	0	7	2000	3	5365	N	N	6015 47TH AV S
011	110200	0194	6/29/04	\$563,500	2240	0	7	1913	3	8322	N	N	5157 S GRAHAM ST
011	333150	0990	2/24/04	\$340,000	2320	0	7	2003	3	4635	N	N	4721 S FINDLAY ST
011	983020	0170	7/21/03	\$449,000	2380	0	7	1941	4	7440	Y	N	5215 S HOLLY ST
011	811310	1177	5/5/04	\$324,000	1250	800	8	2002	3	5528	N	N	5909 47TH AV S
011	983020	0255	2/11/04	\$388,000	1310	190	8	1933	3	4920	Y	N	5226 S BRIGHTON ST
011	529720	0142	6/29/04	\$349,950	1310	440	8	2004	3	3120	N	N	5100 46TH AV S
011	661750	0065	8/24/04	\$290,000	1340	750	8	1957	3	6057	N	N	4817 S MEAD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 81**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Wfrt	Situs Address
011	110200	0237	3/10/03	\$460,000	1420	1000	8	1999	3	11201	Y	N	5241 S GRAHAM ST
011	661750	0070	3/12/04	\$371,950	1440	830	8	1958	3	6098	N	N	4811 S MEAD ST
011	110200	0301	3/15/04	\$565,000	1470	1090	8	1958	3	8100	Y	N	6345 WILSON AV S
011	415430	2655	9/30/04	\$310,000	1480	300	8	1988	3	3758	N	N	4701 S SNOQUALMIE ST
011	415430	2640	6/15/04	\$325,000	1490	220	8	1988	3	3590	N	N	4614 47TH AV S
011	415430	2647	9/9/04	\$386,500	1500	750	8	1988	3	3600	Y	N	4610 47TH AV S
011	415430	2647	8/19/03	\$345,000	1500	750	8	1988	3	3600	Y	N	4610 47TH AV S
011	392990	0058	4/15/04	\$435,000	1500	410	8	2004	3	4045	N	N	3831 S ALASKA ST
011	392990	0059	4/21/04	\$425,000	1500	410	8	2004	3	4045	N	N	3827 S ALASKA ST
011	392990	0062	9/27/04	\$395,000	1510	360	8	2004	3	7668	N	N	3823 S ALASKA ST
011	333050	0995	11/16/04	\$299,950	1530	0	8	2004	3	2373	N	N	4514 S ORCAS ST
011	811310	1580	7/30/03	\$299,900	1560	770	8	2000	3	7296	Y	N	6228 48TH AV S
011	524980	0436	6/25/04	\$438,500	1588	0	8	2001	3	3600	N	N	4932 42ND AV S
011	415430	2225	8/20/03	\$418,000	1630	0	8	2003	3	4321	N	N	4810 46TH AV S
011	110200	0155	11/24/03	\$335,000	1700	0	8	1983	3	10770	N	N	5144 S MORGAN ST
011	415430	2570	6/28/04	\$550,000	1720	240	8	1928	3	7200	Y	N	4709 48TH AV S
011	795030	3197	6/16/04	\$305,000	1740	0	8	2003	3	3029	N	N	4011 S GENESEE ST
011	110200	0068	3/19/04	\$365,600	1820	500	8	1951	3	12874	N	N	5160 S HOLLY ST
011	415430	2345	8/24/04	\$450,000	1830	1530	8	1967	3	5400	Y	N	4831 47TH AV S
011	111200	0007	11/16/04	\$378,000	1870	940	8	1969	3	8000	N	N	6909 52ND AV S
011	170490	0200	3/10/03	\$530,000	1950	0	8	1900	4	19643	N	N	5035 43RD AV S
011	661750	0020	1/13/04	\$379,000	2190	0	8	1962	3	9001	N	N	4838 S MEAD ST
011	524980	1275	4/4/03	\$444,500	2480	490	8	2002	3	5040	N	N	4715 45TH AV S
011	170290	0005	11/13/03	\$500,000	1760	330	9	2003	3	7200	Y	N	3900 S AMERICUS ST
011	170290	0012	4/21/03	\$485,000	1820	350	9	2003	3	6496	Y	N	3905 S ALASKA ST
011	524980	2263	10/1/03	\$549,000	1876	746	9	2001	3	5693	Y	N	4433 47TH AV S
011	524980	2265	10/28/03	\$570,000	1900	740	9	2003	3	5693	Y	N	4431 47TH AV S
011	415430	2975	9/2/04	\$557,500	2000	520	9	1997	3	7200	Y	N	4401 48TH AV S
011	415430	3895	3/10/03	\$494,000	2100	0	9	1971	3	7200	Y	N	4927 49TH AV S
011	415430	3000	7/9/03	\$428,000	2140	0	9	1996	3	4800	Y	N	4423 48TH AV S
011	524980	2470	3/11/03	\$504,000	2430	0	9	2002	3	7200	N	N	4709 S FERDINAND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 81**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Wfrt	Situs Address
011	415430	3685	4/6/04	\$630,500	2480	0	9	2003	3	5603	Y	N	4818 48TH AV S
011	110200	0243	4/8/04	\$885,000	3060	470	9	2004	3	7650	Y	N	6323 BLAIR TER S
011	110200	0244	7/2/04	\$842,000	3060	470	9	2004	3	7709	Y	N	6329 BLAIR TER S
011	110200	0240	7/1/04	\$996,983	3060	1070	10	2004	3	7207	Y	N	6315 BLAIR TER S

***Improved Sales Removed from this Annual Update Analysis***  
**Area 81**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	102404	9008	3/27/03	\$1,200,000	DIAGNOSTIC OUTLIER - EXTREME RATIO
002	125020	2295	12/8/03	\$749,000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
002	125020	2430	7/25/03	\$567,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	125020	3940	3/17/04	\$575,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	125020	4883	7/1/04	\$490,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	169590	0165	11/8/04	\$436,500	QUESTIONABLE PER SALES IDENTIFICATION
002	208770	0011	11/3/04	\$769,950	ActivePermitBeforeSale>25K
002	208770	0105	9/28/04	\$560,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	415430	0050	5/25/04	\$429,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	415430	3070	11/24/03	\$261,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524980	0160	5/30/03	\$198,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524980	2068	2/10/03	\$302,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524980	2700	5/21/03	\$134,222	DORRatio
002	524980	2725	1/6/04	\$163,750	PARTIAL INTEREST (103, 102, Etc.) DORRatio
002	524980	3395	12/9/04	\$200,000	RELATED PARTIES, FRIENDS, NEIGHBORS ETC.
002	570000	0620	12/1/03	\$675,000	PARTIAL INTEREST (103, 102, Etc.)
002	570000	0630	1/24/03	\$565,000	SALE TO CLOSING SERVICE
002	570000	0675	6/1/04	\$205,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, NGHBR
002	570000	0760	11/5/04	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	1055	5/18/04	\$485,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	2540	4/10/03	\$450,000	Obsol DORRatio
002	570000	3350	8/8/03	\$680,000	UnFinArea
002	570000	4105	4/8/04	\$745,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	4410	7/22/03	\$1,500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	673870	0135	3/29/04	\$930,000	EST DATA DOES NOT MATCH SALE
002	690970	0160	5/19/04	\$180,000	DORRatio
002	795030	0045	5/17/04	\$450,000	SEGREGATION AFTER SALE
002	795030	0111	10/29/04	\$55,957	QUIT CLAIM DEED DORRatio
002	795030	0280	8/6/03	\$279,400	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	795030	2675	9/16/04	\$107,442	QUIT CLAIM DEED DORRatio
002	795030	2790	1/8/04	\$79,672	DORRatio
002	795030	2850	7/23/03	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	812110	1030	4/9/04	\$154,272	QUIT CLAIM DEED; RELATED PARTY, FRIEND
006	110200	0751	1/16/04	\$655,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	110200	0860	7/19/04	\$1,450,000	DIAGNOSTIC OUTLIER
006	110200	1040	3/30/04	\$142,500	DORRatio
006	110200	1174	2/12/03	\$143,300	QUIT CLAIM DEED DORRatio
006	123100	0035	8/1/03	\$22,185	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	123100	0265	4/13/03	\$81,000	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
006	123100	0370	3/11/04	\$9,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
006	123100	0924	10/7/03	\$155,000	CASH SALE - IMP IN POOR COND PER KC RECORDS
006	123100	0924	2/4/04	\$260,000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
006	123100	1115	7/21/03	\$96,596	QUIT CLAIM DEED; RELATED PARTY, FRIEND
006	123100	1125	10/27/04	\$120,299	QUIT CLAIM DEED; RELATED PARTY, FRIEND
006	262404	9114	12/16/04	\$1,495,000	DIAGNOSTIC OUTLIER

***Improved Sales Removed from this Annual Update Analysis***

**Area 81**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	262404	9173	6/28/04	\$1,400,000	DIAGNOSTIC OUTLIER
006	262404	9195	2/5/03	\$340,500	BANKRUPTCY - RECEIVER OR TRUSTEE
006	333600	0665	3/15/04	\$162,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	333600	1795	5/15/03	\$179,000	GOVERNMENT AGENCY
006	333600	2145	6/8/04	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	352404	9176	8/29/03	\$424,850	DIAGNOSTIC OUTLIER
006	372380	0236	7/26/04	\$680,000	DIAGNOSTIC OUTLIER
006	372380	0252	1/31/03	\$206,000	QUIT CLAIM DEED DORRatio
006	372380	0315	8/7/03	\$268,200	DORRatio
006	372380	0387	10/4/04	\$439,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	415430	4645	3/24/04	\$283,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	415430	5030	3/12/03	\$205,000	SALE FROM CORP TO CORP - SEG AFTER SALE
006	415430	5030	3/12/03	\$140,000	SEGREGATION AFTER SALE
006	415430	5145	8/4/03	\$580,000	RELOCATION - SALE BY SERVICE
006	415430	5145	8/4/03	\$580,000	RELOCATION - SALE TO SERVICE
006	415430	5495	9/11/03	\$149,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND
006	415430	5520	5/28/03	\$602,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	524980	3780	6/17/04	\$205,000	DORRatio
006	524980	3785	11/9/04	\$450,000	Obsol
006	524980	3785	2/23/04	\$261,500	Obsol
006	524980	4077	12/17/03	\$715,000	DIAGNOSTIC OUTLIER
006	524980	4175	7/27/04	\$450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	524980	4265	2/12/04	\$575,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	524980	4655	9/23/03	\$293,000	DIAGNOSTIC OUTLIER
006	524980	4690	1/13/04	\$360,000	QUESTIONABLE PER SALES IDENTIFICATION
006	524980	4710	10/21/03	\$72,956	DORRatio
006	524980	4800	5/15/03	\$465,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	524980	4915	2/10/04	\$372,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	524980	4960	6/26/03	\$82,576	DORRatio
006	524980	5105	10/26/04	\$289,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	689630	0070	5/9/03	\$357,000	RELOCATION - SALE BY SERVICE
006	689630	0070	5/9/03	\$357,000	RELOCATION - SALE TO SERVICE
006	689630	0230	10/7/03	\$84,653	QUIT CLAIM DEED; RELATED PARTY, FRIEND
006	689630	0255	12/10/04	\$1,300,000	ImpCount
006	883540	0095	7/7/04	\$975,000	DIAGNOSTIC OUTLIER
006	883540	0265	1/21/03	\$274,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	883540	1050	2/5/03	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	883590	0025	11/3/04	\$892,500	LACK OF REPRESENTATION
006	883590	0153	6/28/04	\$495,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	883640	0040	2/7/03	\$150,685	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY
006	895290	0035	7/19/04	\$927,000	LACK OF REPRESENTATION
006	895290	0165	12/3/04	\$1,390,000	DIAGNOSTIC OUTLIER
006	941240	0220	8/17/04	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
011	110200	0120	7/29/03	\$225,000	DORRatio
011	110200	0241	9/24/04	\$1,056,761	%Compl ActivePermitBeforeSale>25K

***Improved Sales Removed from this Annual Update Analysis***  
**Area 81**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	110200	0369	4/25/03	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	110500	0331	10/9/03	\$240,000	DORRatio
011	110500	0340	12/18/03	\$175,000	SALE FROM LIMITED PARTNERSHIP TO LLC
011	110500	0376	8/4/04	\$205,000	EST NO MARKET EXPOSURE; OUT OF STATE SELLER
011	110900	0183	12/28/04	\$339,950	%Compl ActivePermitBeforeSale>25K
011	110900	0240	8/12/04	\$116,445	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	110900	0260	1/9/03	\$85,573	QUIT CLAIM DEED; RELATED PARTY, FRIEND
011	110900	0325	3/26/03	\$279,950	RELATED PARTY, FRIEND, OR NEIGHBOR
011	110900	0385	11/14/03	\$150,000	DIAGNOSTIC OUTLIER
011	111200	0070	11/8/04	\$109,454	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	170290	0200	12/4/03	\$322,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	170290	1285	7/2/03	\$207,500	CASH SALE
011	170390	0039	5/10/04	\$158,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	170490	0360	10/22/04	\$78,756	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	170490	0590	6/4/04	\$76,689	QUIT CLAIM DEED; RELATED PARTY, FRIEND
011	170540	0515	1/6/04	\$167,500	BANKRUPTCY - RECEIVER OR TRUSTEE
011	262404	9170	1/20/03	\$292,350	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	276020	0035	3/26/03	\$46,000	DORRatio
011	314560	0005	5/5/03	\$236,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	333050	0076	4/15/04	\$367,000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
011	333050	0995	6/27/03	\$64,000	BUILDER OR DEVELOPER SALES DORRatio
011	333150	0301	7/22/04	\$46,911	QUIT CLAIM DEED; RELATED PARTY, FRIEND
011	333150	0615	4/24/03	\$226,550	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	333150	1005	12/13/04	\$460,000	%Compl ActivePermitBeforeSale>25K
011	333150	1005	8/20/03	\$154,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	333150	1025	8/18/04	\$180,000	EST NO MARKET EXPOSURE
011	333200	0135	10/28/04	\$32,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	333200	0370	8/27/04	\$71,343	DORRatio
011	333350	0100	3/17/04	\$100,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	333500	0025	8/24/04	\$100,000	DORRatio
011	373180	0085	10/8/04	\$579,950	ImpCount %Compl ActivePermitBeforeSale>25K
011	373180	0085	10/26/04	\$579,950	ImpCount %Compl ActivePermitBeforeSale>25K
011	373180	0085	9/25/03	\$295,000	ImpCount %Compl DORRatio
011	410960	0225	7/2/04	\$529,000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
011	411210	0065	11/13/03	\$90,166	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
011	415430	0575	11/19/03	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	415430	2275	10/7/04	\$178,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	415430	2961	8/26/03	\$224,000	DIAGNOSTIC OUTLIER
011	415430	2961	3/19/04	\$451,000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
011	415430	3426	11/13/04	\$370,000	DIAGNOSTIC OUTLIER
011	415430	3680	3/20/03	\$312,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	524980	0290	9/2/03	\$565,000	DIAGNOSTIC OUTLIER
011	524980	0474	10/1/03	\$30,557	QUIT CLAIM DEED; RELATED PARTY, FRIEND
011	524980	1640	12/1/04	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	524980	2510	7/25/03	\$284,480	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis**

**Area 81**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	524980	3005	8/29/03	\$108,745	PARTIAL INTEREST (103, 102, Etc.) DORRatio
011	524980	3020	2/5/04	\$74,586	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	529720	0049	3/9/04	\$91,633	QUIT CLAIM DEED; RELATED PARTY, FRIEND
011	529720	0140	3/11/03	\$225,000	SEGREGATION AFTER SALE
011	529720	0142	5/27/03	\$47,500	DORRatio
011	558320	0155	4/14/03	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	786600	0115	1/9/04	\$81,074	QUIT CLAIM DEED; RELATED PARTY, FRIEND
011	795030	3195	5/16/03	\$212,500	SALE FROM ENGINEER/CONTRACTOR
011	795030	3215	2/6/04	\$31,214	QUIT CLAIM DEED; RELATED PARTY, FRIEND
011	795030	3250	7/3/03	\$105,000	DORRatio
011	795030	3405	9/29/03	\$125,000	ImpCountESTATE ADMINISTRATOR, GUARDIAN
011	795030	3410	3/22/04	\$43,474	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
011	795030	3500	7/12/04	\$249,000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
011	795030	3920	9/25/03	\$249,000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
011	795030	3920	3/12/03	\$121,669	SALE TO INVESTMENT COMPANY
011	795030	3975	2/17/03	\$103,000	DORRatio
011	795030	4205	5/9/03	\$120,000	DORRatio
011	811310	1230	8/6/03	\$185,000	SOLD AS-IS; CORPORATE OWNED
011	811310	1328	6/21/04	\$180,000	DIAGNOSTIC OUTLIER
011	811310	1385	5/15/03	\$184,000	SALE TO LIMITED LIABILITY CORP
011	811310	1441	6/26/03	\$175,000	CASH SALE
011	811310	1441	9/24/04	\$396,000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
011	811360	0030	12/12/03	\$205,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	811360	0090	1/20/03	\$169,900	BARGAIN & SALES DEED - REPO HOME
011	811360	0150	7/26/03	\$54,600	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
011	811360	0256	2/10/03	\$15,431	RELATED PARTY, FRIEND, OR NEIGHBOR
011	983020	0295	2/6/03	\$226,500	RELATED PARTY, FRIEND, OR NEIGHBOR
011	983020	0310	11/20/03	\$78,500	DORRatio
011	983020	0355	5/14/04	\$415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	983020	0495	1/30/03	\$66,849	DORRatio

***Vacant Sales Used in this Annual Update Analysis***  
**Area 81**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
2	570000	4505	4/1/2004	600000	9300	Y	N
6	110200	0830	7/18/2003	185700	12288	N	N
6	895290	0006	5/4/2003	190000	9844	Y	N
11	170290	1175	6/23/2004	110000	6160	N	N
11	524980	2355	3/9/2004	85950	7200	N	N

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 81**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	069100	0015	Mar-04	160000	Buyer/Seller share same last name - Est SP less than market
6	372380	0367	Jan-04	585000	21840 SF lot - no seg noted yet, but est parcel will be seg'd
6	883590	0045	Oct-04	350000	Per notes in real prop, pool, patio and shed on this parcel
6	895290	0140	Jun-03	412000	Per Real Prop, this was a tear down sale - also, seg after sale
11	023560	0100	Nov-03	364950	Per e-slip, sale included previously used imp
11	110200	0263	Oct-04	4000	Parcel is driveway-apprx 20ft x 307ft -coded restrictive size/shape



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE:      January 31, 2005

TO:      Residential Appraisers

FROM:      Scott Noble, Assessor

SUBJECT:      2005 Revaluation for 2006 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr